



20.0 RESIDENTIAL ZONE

20.1 Zone Statement

The South Waikato District Plan contains one residential zone which is consistent for the whole District. This zone relates to the areas of residential development in Tokoroa, Putaruru, Tirau and Arapuni.

The resources of importance in the Residential Zone are visual amenity, quietness, a safe environment, and a high quality and efficient supply of services. Therefore, emphasis is placed on the overall environmental quality of the zone, focusing on encouraging high standards of urban design, landscaping, visual amenity, and adequate noise control.

Performance Standards have been developed for the Residential Zone which address potential adverse environmental effects. The greater the potential adverse effect, the greater the level of Council control. For example, low density single dwelling houses are generally Permitted Activities, while activities such as tourist accommodation for more than eight persons would require a Resource Consent.

In addition to the Planning Objectives stated in Section 3 of the District Plan, and the objectives and policies stated in Part B of the District Plan, all activities in the Residential Zone are subject to the following provisions.

20.2 Objectives

- 20.2.1 The maintenance and enhancement of features within the Residential Zone that provide a high standard of safety, and residential and visual amenity.
- 20.2.2 Provision of sufficient public open space in convenient locations to meet the recreation needs of the community.
- 20.2.3 Allow flexibility in residential design to meet community needs.
- 20.2.4 Enable the provision of an adequate and efficient supply of services and community facilities.
- 20.2.5 Maximise the economic use of existing public services such as sewer, stormwater, water reticulation and roading.
- 20.2.6 Provide for and take account of natural features and hazards within urban areas.



20.3 Policies

- 20.3.1 To protect and enhance the amenity of residential environments and encourage landscaping to provide for attractive streetscapes.
- 20.3.2 To encourage urban design of residential areas to provide for public safety.
- 20.3.3 Provide acceptable levels of road access, safety and convenience for all properties in residential areas, while ensuring acceptable levels of amenity, and protection from the adverse effects of traffic.
- 20.3.4 To ensure that traffic flows do not adversely affect residential amenity.
- 20.3.5 To require sufficient and convenient parking for residents, visitors and service vehicles.
- 20.3.6 To require building set-backs from roads to provide for visual amenity in residential areas.
- 20.3.7 To provide for the safe and convenient movement of pedestrians and cyclists throughout the residential environment.
- 20.3.8 To integrate the road network with natural drainage and open space systems and other features of significance.
- 20.3.9 To allow for a wide range of residential and associated activities including a choice of employment opportunities through small-scale, low-impact home occupations, in addition to normal residential uses.
- 20.3.10 To ensure an adequate supply of residentially zoned land.
- 20.3.11 To allow for a variety of site sizes that have areas and dimensions which allow the siting and construction of dwellings and ancillary buildings, private outdoor space and convenient vehicle access and parking, within the property boundaries.

20.4 Methods to Achieve Objectives and Policies

A range of activities have been classified as Permitted, Controlled or Discretionary based on the actual or potential adverse effects on the environment that could result from each activity.

In addition to the classification of activities and the development of Performance Standards for all activities in the Residential Zone, a range of other methods have been adopted to help achieve the objectives for the Zone. These are:

- (i) Subdivision and developmental requirements (Section 18) which includes performance standards relating to engineering details such as access, roads, water, sewerage and provision of other infrastructure.
- (ii) Good practice design guides, promotional material and public education.



- (iii) Liaison with Environment Waikato to ensure that all activities within the Residential Zone will comply with all Performance Standards and rules in the Waikato Regional Plan regarding discharges and emissions, or timeframes for compliance with Regional Plans as agreed upon.

Subdivision within the Residential Zone will be controlled by rules as detailed in Section 20.10.

20.5 Permitted Activities

The following activities are Permitted in the Residential Zone provided they conform to the Performance Standards specified in Section 20.9.

- (i) Dwelling houses (maximum 2 per property).
- (ii) Home Occupations.
- (iii) Reserves.
- (iv) Community Care Housing for up to 8 persons in care.
- (v) Childcare Facilities for up to 8 children.
- (vi) Tourist Accommodation including Home Stays for up to 8 persons.
- (vii) Accessory buildings to a permitted activity in this zone.
- (viii) St Mary's School on Pt Section 3 SO 13675 (Putaruru).
- (ix) Tokoroa Hospital on Lot 1 DPS 11665, Lot 2269 DPS 10289 and Lot 2 DPS 2211.
- x) Residential Storage and Activity
- xi) Residential Institutions for up to 8 persons.

20.6 Controlled Activities

The following activities are Controlled in the Residential Zone provided they conform to the Performance Standards specified in Section 20.9.

- (i) Subdivisions which comply with the Performance Standards contained in Section 20.10 and do not involve the subdivision of property that contains a heritage feature identified in the 'Heritage Inventory Record Form' in Appendix B.
- (ii) Structures which meet the performance standards specified in Section 20.9 except as follows:
 - a. Side and rear yards may be reduced to 0 metres with the written consent of the adjoining property owner(s) sharing the relevant boundary. Site elevation plans must be signed by the owners giving their written consent.



- b. Maximum height may be increased to 11 metres with the written consent of all adjoining property owners. Site elevation plans must be signed by the owners giving their written consent.

The criteria contained in Section 5 (Administration) of the District Plan shall be used when considering a resource consent application for a Controlled Activity in the Residential Zone.

20.7 Discretionary Activities

The following Activities are Discretionary in the Residential Zone:

- (i) Any activity listed as a Permitted Activity in Section 20.5 Rule B that does not conform to the Performance Standards in Section 20.9 for the Residential Zone.
- (ii) Subdivisions which do not comply with the Performance Standards contained in Section 20.10.
- (iii) The subdivision of property that contains a heritage feature identified in the 'Heritage Inventory Record Form' in Appendix B.
- (iv) Multi Unit Development.
- (v) Tourist Accommodation including Home Stays for more than 8 persons.
- (vi) Places of Assembly and Worship.
- (vii) Residential institutions for more than 8 persons.
- (viii) Funeral Parlours and Chapels.
- (ix) Community Care Housing for more than 8 persons in care.
- (x) Childcare Facilities for more than 8 children.
- (xi) Marae Developments.
- (xii) Medical Centres.
- (xiii) Licensed Premises.
- (xiv) Indoor Sporting Facilities.
- (xv) Shops and Retailing.

Resource consent applications for Discretionary Activities in the Residential Zone will be assessed according to the Performance Standards in Section 20.9 and the criteria contained in Section 5 (Administration) of the District Plan.

20.8 Non-complying Activities

Activities that are not Permitted, Controlled, or Discretionary will be Non-complying and assessed according to the Performance Standards in Section



20.9 and the criteria contained in Section 5 (Administration) of the District Plan. Non-complying Activities include:

- (i) Non-residential storage and activity, and
- (ii) The storage of plant and materials in connection with a business, craft, trade or profession carried out away from the site.

20.9 Performance Standards for all Activities

To avoid, remedy or mitigate any actual or potential adverse effect on the environment, the following Performance Standards are required to be met for Permitted and Controlled Activities, and used as a guide for assessing Discretionary and Non-complying Activities.

20.9.1 Landscape and Amenity Values

All buildings shall conform to the following bulk and location requirements to minimise any adverse effects on the landscape or visual amenity of the Residential Zone.

20.9.1.1 Yard Requirements for Site Development

Yard	Minimum Requirement for all Buildings
Front Yards	3m
Side Yards	One of 1.5 m One of 2.5 m
Rear Yards	1.5 m

Rear Site	Minimum Requirement for all Buildings
All Yards	1.5 m

20.9.1.2 Height

Maximum Height - 8 metres.

No part of any building shall protrude through a plane rising at an angle of 45 degrees commencing at an elevation of 3m at the boundary.



20.9.1.3 **Coverage**

Maximum building coverage of 40% per Certificate of Title.

20.9.1.4 **Density**

Maximum density of 1 dwelling house per 300 metres² of net site area.

20.9.1.5 **Separation Distance**

Minimum separation distance between detached residential buildings on the same property shall be 3 metres (for fire protection purposes and to accord with yard requirements in relation to any future subdivision of the property).

Minimum separation distance between detached accessory buildings and residential buildings on the same site - 1.5 metres.

20.9.1.6 **Outdoor Living Space**

Private open space available for the exclusive use of each dwelling house shall be a minimum of 50 metres² in area, and

- (i) the minimum dimension shall be 2.5 metres.
- (ii) one part of the private open space must be capable of containing a rectangle of 4 metres by 6 metres, not steeper than 1 in 4 and directly accessible from the dwelling.

Private open space for the use of each unit in a multi unit development, residential village or retirement home shall be 40 m² although communal open space may be substituted for private open space in a multi unit development provided the minimum area of private open space available for the exclusive use of each unit shall be a 20 metres² in area with a minimum dimension of 3 metres and physically separated from other units by fencing or similar.

When considering a resource consent application for a Discretionary Activity for a Multi Unit Development, residential home, retirement village or any other residential activity which does not comply with the Performance Standards of the Zone, the following criteria will apply in addition to other criteria specified in this District Plan:

- (i) the provision of adequate communal and/or exclusive outdoor living space appropriate to the development; and



- (ii) the provision of outdoor living space which is readily accessible to all dwelling houses and/or units within a residential development.

20.9.1.7 Council Services

Each dwelling house shall have a separate connection to Council services, i.e. water and sewerage. Council may waive this requirement if no subdivision is proposed in relation to the construction of an additional dwelling house on the same property, however, if in the future a subdivision is proposed, Council will require separate connections to services at that time.

20.9.1.8 Home Occupations

Home occupations as defined in the Definitions section shall also comply with the following performance standards in the Residential Zone.

- (i) The activity shall not generate more than 2 heavy vehicle movements per day (i.e. One heavy vehicle visit per day) and any heavy vehicle movements shall be between the hours of 7.00am and 7.00pm, and
- (ii) No more than four full time equivalent persons in total shall be engaged in the commercial activity on the site, and at least one of the four persons must be living permanently on the site and be the principal operator of the home occupation activity (i.e. No person shall establish a home occupation on another person's site).

20.9.2 Part B : District Wide Planning Provisions

Every activity undertaken in the Residential Zone is required as a Performance Standard to comply with the rules detailed in Part B of the District Plan.

The following table provides a guide to the sections in Part B of the District Plan and reference should be made to the particular sections of Part B that are relevant to the activity.



Section	Resource Management Issue/Potential Effect
5	Administration
6	Tangata Whenua
7	Water
8	Air Quality
9	Transportation
10	Public Works and Network Utilities
11	Natural Hazards
12	Landscape and Amenity Values
13	Solid Waste Management
14	Noise
15	Heritage and Ecological Protection
16	Signs
17	Hazardous Substances
18	Subdivision and Development

20.10 Subdivision

Rule A In addition to the provisions of Section 18 (Subdivision and Development) all subdivisions in the Residential Zone shall comply with the following Performance Standards.

20.10.1 Residential Sites

Lot Size (Sewered Sites)

- (i) **Minimum Size** (exclusive of accessway)
 - a. Sites with an area greater than 450m² capable of containing a rectangle suitable for building purposes measuring 10 x 15 metres.
 - b. Sites with an area of between 300m² and 450m² shall be capable of containing a rectangle suitable for building purposes measuring 8 x 12 metres.



A plan showing a building envelope which conforms to the requirements of the Performance Standards for the zone shall be provided to Council.

- c. Sites less than 300m² in area forming part of an integrated development (e.g. multi-unit development) approved as a land use consent under Section 20.7 (Discretionary Activities).

(ii) **Average Area**

For subdivision creating more than two sites the average site area of all new sites created shall be greater than or equal to 600m². Where a subdivision of a block of land is staged, the overall average area of all sites created shall be not less than 600m² and the subdivider shall provide an overall subdivision plan indicating the full extent of proposed future subdivision.

Site Size (Unsewered Sites)

(iii) Minimum area 2500m² (exclusive of accessway)

Subdivision of unsewered sites less than 2500m² may be permitted as a Discretionary Activity in the Residential Zone where the applicant has met the requirements of Environment Waikato for the disposal of septic tank effluent.

The applicant is also required to provide sufficient information with the application to describe the proposed method of treatment and disposal of effluent and to show that:

- a. the site area is adequate for the discharge;
- b. the environmental effects of the discharge are minimal; and
- c. the disposal of effluent is within the boundaries of the site.

This information shall be provided by a suitably qualified and experienced person. Council may require as a condition of consent that a consent notice be registered on the new title for the site or sites, requiring the construction of an effluent disposal system in accordance with the system approved as part of the resource consents granted for the application.



20.11 Principal Reasons

Council recognises the importance of a pleasant and safe residential environment. The District Plan therefore includes provisions to maintain and enhance the amenity and public safety of the residential environment by limiting activities allowed in the zone and using Performance Standards.

Activities which have greater potential adverse effects on the environment have more restrictions placed on them through their activity classification, to ensure any adverse effects will be avoided, remedied or mitigated.

20.12 Anticipated Environmental Results

It is anticipated that the objectives, policies and methods contained in this Section will achieve the following environmental results:

- (i) A residential environment that contains a high standard of public safety, and residential and visual amenity.
- (ii) An adequate supply of public open space in residential areas.
- (iii) Diversity in residential design.
- (iv) An adequate supply and efficient use of public infrastructure.
- (v) A limited impact of residential development on natural features and sensible residential development with regard to potential natural hazards.