

5.2.2. Residential Zone

5.2.2.1. Any activity in the Residential Zone is either permitted, controlled or discretionary if it falls within the standards for each category in Table 5.1. It must also comply with the District Wide rules in Part 7.

5.2.2.2. Permitted Activities

5.2.2.2.1. Network utilities, subject to compliance with Part 6 (Infrastructure).

5.2.2.2.2. Vehicle Trips

5.2.2.2.2.1. Non-residential activities must not involve more than 4 heavy vehicle trips per day to or from a site, where the site immediately adjoins a boundary of, or is separated only by a road and is directly opposite, a residential property.

5.2.2.2.2.2. Non-residential activities must not involve, for sites with frontage to a strategic route, arterial or collector route as listed in Part 13, total generation of 40 vehicle trips per day to or from the site, and on all other sites, no more than 30 vehicle trips per day.

Table 5.1 Residential Zone Standards

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Access	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
Boundaries	<p>Front Sites 5m setback from road boundaries.</p> <p>1m setback from all other boundaries.</p> <p>Rear Sites One yard of 5m.</p> <p>1m setback from all other boundaries.</p> <p>Roof Overhangs May encroach into the yard by up to 750mm.</p>	<p>Front Sites Not applicable for road boundaries.</p> <p>Not more than 10m of wall shall be built closer than 1m to a boundary line.</p> <p>Rear Sites Not applicable for the yard of 5m.</p> <p>Not more than 10m of wall shall be built closer than 1m to a boundary line.</p> <p>Roof Overhangs May encroach into the yard by up to 750mm.</p>	<p>Front Sites 3.5m setback from road boundaries.</p> <p>Not more than 20m of wall shall be built closer than 1m to a boundary line.</p> <p>Rear Sites One yard of 3.5m.</p> <p>Not more than 20m of wall shall be built closer than 1m to a boundary line.</p> <p>Roof Overhangs May encroach into the yard by up to 750mm.</p>

		<p>For all Controlled activities in relation to Boundaries in the Residential Zone the matters over which control is reserved are:</p> <ul style="list-style-type: none"> • The position, design and external appearance of buildings. • The position of buildings in the landscape setting. • The imposition of financial contribution conditions as provided for in Part 8 of the Plan. 	
Building Height	Maximum building height is 10m.	Not applicable.	Maximum building height is 12m.
Buildings	Two Habitable Buildings per site.	<p>Where a site meets all of the following criteria:</p> <ul style="list-style-type: none"> • It is connected to or is capable of being connected to reticulated sewerage by gravity mains; • It is capable of containing three or more notional sites each able to contain a square measuring at least 15m x 15m; • All existing buildings can comply with the permitted or controlled activity standards for the Residential Zone in relation to Boundaries, Building Height, Parking, Recession Planes, Site Coverage and Stormwater Disposal within the notional sites, or, where an 	Up to four Habitable Buildings per site provided that all of the buildings comply with the permitted activity standards for the Residential Zone in relation to Boundaries, Building Height, Parking, Recession Planes, Site Coverage and Stormwater Disposal.

		<p>existing building does not comply with the current District Plan standards but is subject to an existing resource consent or existing use rights under the Act, the notional sites do not increase the extent to which the building fails to comply; and</p> <ul style="list-style-type: none"> Any proposed buildings can comply with the permitted or controlled activity standards for the Residential Zone in relation to Boundaries, Building Height, Parking, Recession Planes, Site Coverage and Stormwater Disposal within the notional sites; <p>each notional site may contain one Habitable Building.</p> <p>The matters over which control is reserved are:</p> <ul style="list-style-type: none"> The position, design and external appearance of buildings. The position of buildings in the landscape setting. The imposition of financial contribution conditions as provided for in Part 8 of the Plan. 	
Developments	Refer Part 8	Refer Part 8	Refer Part 8
Esplanade Strips	Refer to Part 7.9.6	Refer to Part 7.9.6	Refer to Part 7.9.6

General	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
Glare	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
Ground Floor Area	The maximum gross ground floor area of a single building for non-residential activities is 250m ² .	Not applicable.	Not applicable.
Hazardous Substances	Refer to Part 6.3	Refer to Part 6.3	Refer to Part 6.3
Historic/Cultural Items	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
Hours of Operation	Non-residential activities may only operate within the hours of 0700 to 2200 weekdays and 0800 to 2000 weekends and public holidays.	Not applicable.	Not applicable.
Light Spill	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2
Noise	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
Notable Trees	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
Odour	No objectionable odour shall be emitted so that it can be smelt at the boundary of any adjoining site.	Not applicable.	Not applicable.
Parking	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
Planting	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
Recession Planes	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6
Signs	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
Site Coverage	Maximum site coverage is 40%.	Not applicable.	Maximum site coverage is 55%.
Storage	No external storage of products except for that associated with residential use of a site shall be visible from any residentially zoned property or public road.	Not applicable.	Not applicable.
Stormwater Disposal	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
Subdivision	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3

5.2.2.3. Explanation/Reasons

5.2.2.3.1. The residential zone covers areas in Westport, Reefton and Karamea and the small settlements. Rules and standards are specified which determine which activities are considered appropriate in terms of environmental effects, such as height, bulk, location and sunlight protection. The standards aim to allow activities which are residential in nature or which are compatible with residential use. In doing so the dominant residential character of these settlements should be maintained.

5.2.2.3.2. Hours of operation of non-residential activities are restricted to ensure the quiet and relaxed nature of

residential areas during night-time hours is maintained and not disrupted by activities which may wish to operate for extended hours.

- 5.2.2.3.3. Floor area and building length controls are necessary to ensure that large bulky buildings, such as warehouses, do not proliferate throughout the residential area and disrupt the dominant residential fabric and character of the residential zone.
- 5.2.2.3.4. Height controls ensure that buildings of two storeys may locate as of right. However, buildings above two storeys are considered to have effects which need to be controlled. Such standards are necessary to ensure the amenities of neighbours are protected, in particular aspects such as sunlight, outlook and privacy.
- 5.2.2.3.5. Restrictions on heavy vehicle movements in residential areas ensure that the infrastructure resource, in particular roading, is not placed under undue pressure. Heavy vehicles in residential areas also generate significant traffic noise and can present a safety hazard for both pedestrians and motorists.
- 5.2.2.3.6. The use of hazardous substances in residential areas is not a permitted activity because of the potentially adverse effects from spills or accidents. In residential areas, the potential effects of accidents or spills can be amplified because of the greater density of people present and so a greater number of those who potentially could be affected. Activities involving hazardous substances are controlled in all zones.
- 5.2.2.3.7. Standards for traffic movements aim to ensure that activities do not significantly increase traffic volumes on residential streets. An increase in traffic can have adverse effects on amenity, health and safety.
- 5.2.2.3.8. Controls on the distance between buildings and property boundaries are necessary to ensure effects on neighbouring landowners and activities are minimised and to maintain amenity values. Yards also allow landscaping and infrastructure services to be supplied to a site.
- 5.2.2.3.9. Site coverage and the number of habitable buildings on a site are controlled to ensure that sufficient open space is provided in residential areas and that the scale and intensity of development remains in keeping with the residential nature of the residential zone. In areas where

reticulated sewage is not provided for, limits on site coverage and the number of habitable buildings on a site assist in maintaining an area which is adequate for on-site disposal.

5.2.2.3.10. External storage of commercial or industrial products can be visually offensive and can break-up the dominant residential character of an area. Accordingly outdoor storage of such products is not permitted as of right. More than two visible non-registered vehicles is classified as a non-residential activity.

5.2.2.3.11. Also see Part 7.2 for explanation and reasoning of specific standards.