
Contents

Section 4: Residential Zones

4.1	Introduction	4-1
4.2	Issues.....	4-3
4.3	Zone Description	4-7
4.4	Objectives and Policies.....	4-8
4.5	Anticipated Environmental Results.....	4-17
4.6	Methods of Implementation.....	4-18
4.7	Reasons for Rules	4-18
4.8	Rules – Residential Zone	4-31
4.9	Site Standards	4-34
4.10	Zone Standards	4-54
4.11	Assessment Matters.....	4-56

Section 4 Appendices

Appendix 4-1: Recession Plane Diagram.....	4-66
Appendix 4-2: Racecourse Avenue, Methven Outline Development Plan (Residential C Zone).....	4-67
Appendix 4-3: Lochhead Outline Development Plan (Residential C Zone).....	4-68
Appendix 4-4: Trevors Road Outline Development Plan (Residential A, C and D Zones).....	4-70
Appendix 4-5: Redmond Outline Development Plan (Residential C Zone).....	4-71
Appendix 4-6: The Village Green Outline Development Plan (Residential C Zone).....	4-72
Appendix 4-7: Pajanti Outline Development Plan (Residential C Zone).....	4-73

Section 4: Residential Zones

4.1 Introduction

Housing is one of the most fundamental needs of the District's population. People's well-being is amongst other things a reflection of their quality of housing and general living environment.

Ashburton District contains a range of settlements with varied characteristics accommodating approximately two thirds of the District's population. The population of the District in 2006 was 27,372. Ashburton (Kapuka), as the District's principal settlement, accounts for over 60% of the population or 16,884 persons in 2006. The only other settlements having a predominantly residential, rather than semi-rural character are Methven and Rakaia.

Ashburton District generally exhibits population trends typical of rural districts nationally. That is, the average household unit is becoming smaller, moving towards 2.5 persons per household. This has resulted in further residential building activity (and subsequently an increase in the number of occupied residential units) concurrent with an ageing population.

Concentrated residential activity or suburban housing does not evolve independent of other economic or social forces. Rather there is a close relationship between residential development and sources of employment. Similarly people may seek a suburban or rural-residential property in times of retirement or schooling, to be close to social and community facilities or services. The size and characteristics of any urban residential environment is therefore a reflection of the wider elements, including the demographics of the settlement or rural surrounds. For example, the significance of skiing to the local economy is reflected in the extent and diverse range of tourist accommodation in the residential area of Methven. By comparison the history and nature of Fairton lies in its relationship to the local meat works. The residential character of the District's settlements can be quite different, with the most immediate difference being size.

4.1.1 Main Settlements

The main settlements are Ashburton (Kapuka) including Tinwald, Methven and Rakaia. Ashburton (Kapuka), as the District's principal settlement, accounts for approximately 62% of the population and the majority of the District's commercial, industrial and administrative activity. Of the smaller settlements, Methven and Rakaia account for approximately 5% and 4% respectively of the population and contain distinctive commercial and industrial centres.

4.1.2 Small Villages

In addition to the main settlements, the District contains several small villages: Mt Somers, Hinds (Hekeao), Chertsey, Mayfield (Te Puke Tai), Fairton, Lauriston and Barrhill. The settlements of Chertsey, Hinds (Hekeao) and Mt Somers have experienced low levels of growth in recent years both within the settlements themselves and the wider rural area. Most small villages have a static population of approximately 220 persons or less, and in the case of Barrhill as few as 10.

There are characteristics essentially common to the small villages in:

- their function: they have historically been rural service centres, except for Fairton which has had a role in the provision of housing for workers in the nearby meat works. In recent years the role of some villages has diversified, for example into recreational and holiday accommodation at Mt Somers.
- their spatial pattern: development within their “urban” boundaries tends to be relatively dispersed, although the land can be closely subdivided for urban or residential purposes;
- their location: these villages tend to be located on major arterial routes or important thoroughfares through the District which at times can affect both amenity values and pedestrian safety within these settlements.
- the mix of activities: they comprise a mixture of residential, commercial, industrial, recreational, rural, community and other uses. Indicative of their function, these small villages have a high proportion of facilities important to the rural community, such as schools, halls, churches and sporting domains;
- building activity: recent building activity in the villages is low; and
- level of servicing: with the exception of Barrhill, the small villages all have community water supplies but sewage disposal is by way of individual septic tanks. Issues relating to the quality of public water supplies and future demand for sewage reticulation / treatment are likely to become evident in these settlements as growth occurs.

The District’s small villages make an important contribution to the residential needs and social and economic well-being of the local population. They provide residents with pleasant and sometimes low cost places to live, as an alternative to the more suburban living environment of the larger settlements. They provide an opportunity for people to live close to their source of rural employment. Inherent to these villages are the services and facilities they contain, valued by residents, visitors and the wider rural population for their convenience and employment opportunities. These settlements are all bordered by very low density residential or rural areas, providing for a combination of farming and residential activities.

While the small scale and low intensity nature of these villages is their fundamental characteristic, Barrhill is unique in its historical character and form. It portrays special values through its existing architectural and landscape character, retaining fundamental elements of its founding village design comprising tree lined avenues surrounding a central square.

4.1.3 Hut Settlements

The District also contains four holiday hut settlements at Lake Clearwater (Te Puna-O Taka), Rakaia Huts, Hakatere Huts and Rangitata Huts. All of the hut settlements were laid out originally as fishing hut settlements, on a small scale, and intended for seasonal use but have subsequently changed in character and use over time. The hut settlements are distinctive in that, despite the small size of these settlements, they are very compact with small site areas for each of the huts. Because these settlements have established for holiday and recreational purposes, they generally do not include non-residential activities and the amenity values anticipated are similar to those of a residential area, apart from the higher density of residential activity. More recent demands for improved holiday accommodation or permanent living accommodation have produced some difficulties in these

settlements. Services to the hut settlements are very limited, with septic tanks not being acceptable at Lake Clearwater, and in some hut settlements, the increased occupancy of huts has generated infrastructural problems with roading, water supplies and effluent disposal.

4.1.4 Other Residential Areas

There is also a small area of residential development within the Aquatic Park Zone, but this is provided for through a separate set of rules (Aquatic Park Zone rules).

4.1.5 Settlement Distinctions

Under the previous District Plan, Chertsey, Mayfield (Te Puke Tai), Hinds (Hekeao), Barrhill and Lauriston were zoned as Townships. There were no distinctive residential or industrial zonings; the township zone provided for a mix of activities, for example industrial adjacent to residential. This gave these settlements a different character and amenity values to the main centres of the District, which the residents seemed to accept and enjoy. However, over time industrial activities have tended to locate together as have retail activities, often being sited along State Highway 1 or 77 although some conflicts have occurred as a result of this mixed activity.

To provide for the growth of industrial, commercial, service and retail activities, without reducing the level of amenity currently enjoyed on residential properties or causing reverse sensitivity, the Council now considers it appropriate to create distinctive zones for activities within these settlements. The provision of zones gives greater certainty to landowners and neighbours as to what can occur on a site, and the permitted scale of that activity. It also provides for the use and growth of activities as an industrial operator, for example, can conduct a business without undue complaint from adjoining residential properties.

Therefore, all settlements in the District will have a separation of activities, reflecting traditional residential, commercial and industrial distinctions.

4.2 Issues

Enabling people to provide for their residential needs within the District is one of the Council's functions authorised under the Act. Meeting the residential needs of the District's urban population, the Council needs to provide for the intensification of existing residential areas and provision for further residentially zoned land.

4.2.1 Growth and Development

The form of development of an urban area can affect the potential for energy conservation, the convenience and accessibility of services and facilities to residents, and the visual and general amenity of the town as well as encroaching onto productive soils.

Ashburton District has experienced significant growth over past years and the need for further land for residential purposes arises with the continuing growth in new housing stock. Provision of future land is able to be made in conjunction with the District's existing settlements, where the population can be close to existing employment, services, commercial and community facilities. 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.

The motor car has become an integral part of everyday life and the sustainable management of fossil fuels requires a compact urban form, or spatial pattern, achieved in part through higher densities of residential development and containing the dispersal of housing. In relation to any settlement this can be achieved by promoting the consolidation of development within a clearly defined urban boundary. It is therefore prudent to enable people's place of residence to be within as short a 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. The proximity of inter-related uses also gives rise to the possibility of shared or public transport systems which limit the demand for fossil fuels and reduce the need for extra vehicles on the roads. 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.

Whilst consolidation of urban growth is effective at reducing fossil fuel use and assists in the efficient use of infrastructure, it does potentially negatively affect the State Highway network. State Highway 1 runs through the centre of Ashburton providing a pivotal route for through traffic as well as residents leaving or entering the town. It must also be crossed by those trying to reach the town centre from the west (the largest area of residential growth). Any new development therefore has the potential to reduce the efficiency of SH1 and intersections along its length. It is the Council's intention to manage such effects through the Ashburton Transport Strategy, agreed with NZTA and adopted by Council. Furthermore, planned growth will enable effects on the state highway to be managed as it highlights areas of intended growth and development.

Furthermore, there is a growing trend towards infill housing and redevelopment, both in the form of new houses on vacant parts of sections within the already built-up area or redeveloping sites with the building of multi-unit flats and apartments. Reasons for this trend include a desire to live closer to services and the centre of a town, the desire for a smaller section requiring less maintenance, and a move towards grouped housing developments, such as retirement villages. In addition to infill housing and redevelopment, there will continue to be a demand for new housing subdivisions, either on larger areas of vacant land within the towns or on the periphery.

Mixed use development within central Ashburton (Kapuka) will also assist in creating more sustainable communities that are less reliant on motorised transport. Proximity to local shops, cafés, restaurants and even places of work will conserve energy whilst promoting a healthier lifestyle. Layout and design will require careful consideration as there is the potential for reverse sensitivity as residents are subject to loud noise late at night from pubs, clubs and people walking home. This may be suitable for those seeking an apartment in Ashburton (Kapuka) for work during the week but spend the weekend elsewhere or those looking to live close to work & services without having a garden. These types of development are also suited to retired persons looking to down size and be close to local services.

However, it is anticipated that not all new growth will be able to be accommodated within the existing settlements. Furthermore, people have different housing needs and lifestyle preferences in terms of cost, location, design, size and style of housing. The needs of residents are wide ranging and changing.

The low density residential area provides an alternative to the predominant suburban residential environment.

Much of the land surrounding Ashburton (Kapuka) town and Methven consists of highly productive 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 investment, making their long-term productive use most unlikely and preventing them being able to meet the needs of future generations for primary production. However, the Council has balanced this loss against the sustainable management of other natural and physical resources, such as energy and the existing servicing infrastructure.

With regard to the ability to service additional residential development efficiently, there are issues within the district in terms of provision of sewage reticulation, community water supplies and storm water control. Although, over time facilities are being upgraded and extended, they do influence the desire to maintain consolidation policies where possible.

The extent or direction of future growth of the District's settlements must also take into account potential conflicts with nearby activities. The surrounding rural areas are used for a range of activities, with some, such as intensive farming, airfields or meat works, having the potential to cause unacceptable adverse effects such as noise, smell or dust, if located too close to residential properties. There is a need to protect not only the amenity of future residential areas from the adverse effects of these activities, but also the rights of farmers and other rural landowners to use their land in a manner provided for by the District Plan without the threat of complaint likely with closer settlement.

In addition, parts of the District are prone to flooding. The Council together with the Canterbury Regional Council has established flood protection works for the northern and eastern parts of Ashburton (Kapuka) town enabling residential development of new areas protected from river break-outs up to a 1:200 year flood event. Stormwater and overland flows within residential areas remain as a serious issue, a number of responses can be taken, such as raised floor heights for buildings and improved stormwater management in urban areas. The location of any new residential areas needs to minimise any additional risk of potential damage to assets e.g. through stopbank failure or overflow, overland flows or surface ponding.

4.2.2 Amenity and Effects

The existing identity of any particular settlement is reflected in its inherent character and scale. These are aspects which influence where people choose to live, and represent the most popular form of housing and lifestyle. 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 character and scale include open space, density of development, building height, dominant styles in built form and topographic influences. 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.

Council is supportive of the use of energy from renewable sources to provide for resident's heating and power needs. They consider it is important to allow the construction and use of small-scale generators such as wind turbines and solar panels, as it reduces reliance on the national grid and non-renewable resources such as coal and gas. However, these types of generators can create adverse effects on amenity values and adjoining properties. Turbines often need to be tall to achieve efficiency and may create a visual effect that is considered to be adverse by the adjoining property owner or shading of adjoining properties. Solar panels can cause glare, have a visual impact and exceed permitted height limits and/or intrude recession planes. It is therefore Council's policy to provide for these types of structures but they must comply with the relevant site and zone standards to protect residential character and amenity values.

There is undoubtedly a difference in the character and scale between the suburban residential and the very low density residential environments. There can also be contrast in the character and scale within or between settlements.

Change in the character and scale of residential areas can result from closer subdivision and construction of additional houses at higher densities, redevelopment and replacement of existing houses, and loss of existing open space, garden and tree plantings. Such changes may be necessary to provide for the needs of people wanting smaller properties, new and smaller houses, or houses closer to town centres. However, unplanned and unmanaged change can adversely affect the character and scale of areas most valued by residents. The location, nature and design of buildings and activities within residential areas can result in adverse effects on the amenity, character and pleasantness of those areas.

4.2.3 Non-Residential Activities

Residential areas have always contained a range of complementary non-residential activities relating to the educational, spiritual, social, recreational and day-to-day economic needs of the residents. Many of these require or seek 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 a major impact when they involve the generation of significant traffic, 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 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. This is also important in low density residential areas, where rural productive activities are also a long-term use for many residents. Signs in residential areas that are used to advertise non-residential activities and home occupations have the potential to reduce the level of residential amenity. Depending upon their size, colour and location on a site or building, they can bring aspects of the business zone into residential areas. This is discussed further and addressed in the Signs Section, Section 13.

An aspect of non-residential activities is the operation of businesses based in homes, commonly called “home occupations”, which provide residents with a source of employment with many social and economic advantages, but they can cause problems in residential areas. 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 and commercial activities, 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.

4.3 Zone Description

4.3.1 Residential A: High Density – Ashburton Central

The High Density Residential Zone is located in the heart of Ashburton (Kapuka) close to the town centre and key commercial and recreational facilities. The zone also applies to land within the Trevors Road Outline Development Plan where it is located adjacent to recreational facilities.

The zone provides for high density residential development such as apartments, joined townhouses, terrace housing or multi-unit elderly housing complexes. This provides a choice of accommodation options and areas with low maintenance development.

The purpose of the zone is to enable efficient use of the land close to the town centre, increase diversity of residential development and to provide choice.

4.3.2 Residential B: Medium-High Density

The Medium-High Density Residential Zone covers the inner suburbs of Ashburton (Kapuka) between the suburban area and the high density area. There is also an area of this zoning provided in central Rakaia. This zone provides principally for moderate density, generally permanent living accommodation, to a higher density than the suburban area but not to the level of apartments or similar.

The purpose of the zone is to maintain residential areas with moderate areas of open space for tree and garden plantings and with minimal adverse environmental effects experienced by residents.

This zone builds on the current opportunity in Ashburton (Kapuka) for higher density residential development, close to existing services and infrastructure and supports a commitment to consolidation in managing urban growth.

The zone also applies to the hut settlements of Lake Clearwater (Te Puna-O Taka), Rakaia Huts, Hakatere Huts and Rangitata Huts, which provide permanent and holiday accommodation. The density of development is historic and aligns closely to that anticipated around central Ashburton (Kapuka).

4.3.3 Residential C: Medium-Low Density

The Medium Density Residential Zone covers the suburban residential areas of Ashburton (Kapuka), Methven and Rakaia, along with the small villages of Mt Somers, Hinds (Heketao), Chertsey, Mayfield (Te Puke Tai), Fairton, Lauriston and Barrhill, and the residential areas through the Aquatic Park Zone.

This zone provides principally for moderate to low density, generally permanent living accommodation. There are some variations within the zone for specific areas, generally subject to an Outline Development Plan.

The purpose of the zone is to maintain residential areas with open space for tree and garden plantings and with minimal adverse environmental effects experienced by residents.

4.3.4 Residential D: Low Density

The Low Density Residential Zone covers areas adjoining the towns of Ashburton (Kapuka), Methven and Rakaia and a number of the smaller villages. The zones are concentrated in close proximity to the towns in order to encourage energy conservation and to enable convenient access to the employment, services and facilities in those towns.

The zone provides for very low density residential opportunities in association with these towns as an alternative to the suburban living areas typical of the District.

The purpose of the zone is to maintain very low density residential areas with ample open space, tree and garden plantings and with minimal adverse environmental effects experienced by residents. However, rural productive activities are likely to remain a common use of land in the zone and an integral part of the rural-residential interface.

4.4 Objectives and Policies

Objective 4.1: Residential Amenity Values and Character

To protect and enhance the amenity values and character of residential areas, recognising the potential for some growth, whilst considering the particular characteristics of each residential area, the need to provide for a diversity of residential lifestyles, and making provision for non-residential services and activities that meet community needs.

Policy 4.1A

Manage the different residential areas located within the Ashburton District, whilst considering:

- existing character;
- any anticipated change in character;
- the need for diversity of residential lifestyles;
- a demand for growth over time.

Policy 4.1B

Impose environmental standards on development and land use in the Residential Zones that provide the community with a level of certainty, and protect and enhance residential character and amenity values.

Policy 4.1C

Apply specific management requirements to maintain and enhance the special character and amenity values, including consideration of development design and appearance, of those residential areas with identified special characteristics.

Policy 4.1D

Promote variety and innovation in residential development to meet the changing needs of current and future generations, including opportunities to incorporate sustainable practices in housing design and siting that result in enhanced amenity, sustainable energy use and increased efficiency of site utilisation.

Policy 4.1E

Allow appropriate home based activities which provide small scale employment opportunities in keeping with the character and amenity values expected of residential areas.

Policy 4.1F

Provide for appropriate community based facilities to locate within residential areas where they meet a community need and are in keeping with the expected character and amenity values of residential areas.

Policy 4.1G

Ensure limitations on business activities in residential areas to avoid adverse effects on residential character and amenity values.

Policy 4.1H

Provide for appropriate rural productive activities to locate or continue to operate in low density residential areas.

Explanation and Reasons

The quality, harmony and coherence of elements within the urban context are important in the evolution of settlements as pleasant places in which to live, work, play or visit. These attributes are broadly referred to as “amenity values”; natural or physical qualities and characteristics of an area that contribute to people’s appreciation of it. Enhanced residential amenity will in turn have a positive effect on a community’s perception of well being. Existing residential settlements were formed and set out at a time when occupants had different values and lifestyles to the present; Site sizes tended to be larger to accommodate both ornamental and vegetable gardens and outdoor use of sites was more common compared to present times.

This objective and associated policies are designed to allow for activities appropriate to the range of residential environments within the district, but otherwise control land uses which may detract from amenity. Residential activities are considered to be the predominant land use and will be permitted as of right. The Council does not want to stifle design creativity and individuality in buildings, but will enforce a range of development standards intended to avoid the adverse effects of activities throughout the residential environments.

Policies 4.1A and 4.1B recognise the significance of the existing character of residential areas in determining amenity and, in some situations, the potential for that character to change over time as development is on-going. The housing needs and lifestyle preferences of the District's population also differs according to influences such as an individual's stage in life and socio-economic factors. While detached family homes may be the predominant residential property, they are not representative of the needs of the community as a whole, in particular the elderly or retired, disabled, or single person. The Plan must recognise and provide for diversity in living environments consistent with satisfying these needs. The differing residential needs of the population will be met through the provision of different densities of housing in certain locations.

It is important that there is sufficient land provided in a diversity of localities to enable the residential needs of the District's present and future urban populations to be met, subject to the various constraints imposed by the natural and physical environment.

Provision is also made for different forms of residential development including low density e.g. lifestyle properties, high density e.g. apartments, and low maintenance e.g. elderly persons housing. In Ashburton (Kapuka) town the former will be evident in terms of a distinction between the lower density area and the higher density inner residential area. However the diversity in living environments is also influenced by the character and scale of various settlements. There is a need to consider community demand for a range of housing choices in providing for residential diversity within or adjoining a settlement. Through these policies it is envisaged that residents of the District will have the opportunity to choose between a diverse range of living environments predominately expressed in built form, density of development and housing types.

There are a range of adverse effects which can occur from inappropriate development within residential areas. In particular this is related to the bulk and location of buildings which is controlled through a range of rules.

The standards cover such matters as building setback, height and coverage, residential density, outdoor living and service spaces, access, outdoor activities, retail sales and noxious or nuisance elements, including noise, glare, traffic generation and hazardous substances. They have been set at a level which reflects and will enhance the existing or proposed levels of residential amenity to be enjoyed in these areas. Activities that cannot meet these standards will have to obtain resource consent from the Council, at which time the merits and consequences of such use in a residential neighbourhood will be assessed.

It is essential to ensure that the design and siting of development (e.g. building height, building coverage, recession lines, building setbacks, provision of outdoor living and service areas, etc) is such that:

- development will not unreasonably deny neighbouring properties of privacy, outlook, sunlight or daylight;
- there is ample on-site provision of outdoor living space oriented to the sun;
- an open and attractive street scene is encouraged; and
- the character and scale of buildings, and availability of open space, is compatible with the anticipated residential environment.

The degree to which different residential areas are dominated by open space and landscape plantings rather than by buildings is a key factor in people's perception of the residential environment. Within the different residential zones there are differing expectations of development character and therefore different sensitivities to adverse effects of development.

The Council intends to encourage development that reflects and enhances the distinctive urban environments of the District, and recognises that character is dynamic and evolving, not static. It will encourage unique buildings and spaces that consider their location, setting, any historical values and landscape features. The Council may choose to consider how a proposal responds to the principles of the Ministry for the Environment Urban Design Protocol 2005, as these often support Council's intentions for development within the District. The Council will also encourage creativity in design to ensure the character and richness of the urban environment is maintained and enhanced. It is also considered that this will encourage a range of building types and densities providing for a range of activities adding to the diversity of urban environments.

Low Density Residential Living

Within the lowest density residential areas the intention is to ensure an essentially low density, low scale residential environment, with an obvious dominance of open space and plantings over buildings. Individual sites are expected to be comparatively large and spacious, and while they may still be fundamentally residential, they may also accommodate limited activity of a rural nature, such as grazing or an orchard. These areas are typically located on the outskirts of urban areas at the interface with the surrounding rural environment.

Medium Density Residential Living

The majority of the District's urban population resides in a "suburban" living environment (medium density), still characterised by low physical scale and intensity of built development, comprising of largely single storey detached houses in an open, private landscape setting. Within the medium density residential environment there is a closer balance between built form and open space, with a suburban feel and less separation between buildings. It is not anticipated that this characteristic will change significantly over time in these areas, with the focus instead on maintaining the amenity values present.

High Density Residential Living

In the high density residential areas on either side of central Ashburton (Kapuka), and extending towards the hospital, the built form is dominant and the provisions anticipate a different form of

amenity which reflects the intent for these areas to be developed to higher levels of built and population intensity. It is the expectation that these areas of the district will experience the most pronounced change in character over time. These higher density areas also recognise the importance of energy efficiency and the ability of some areas to accommodate some change in character. These policies are intended to encourage compatible and appropriate future development, recognising the proximity to the commercial centre of Ashburton (Kapuka). The Trevors Road Outline Development Plan also provides for a small area of high density residential development. It is located close to a recreational area and within reasonable walking and cycling distance of central Ashburton (Kapuka).

Provisions relating to noise and glare seek to ensure all activities meet appropriate standards which will not compromise the qualities of the residential environments. In general within low and medium density residential environments there are low ambient noise levels and a lack of intrusive noise. Likewise these environments expect a level of lighting intrusion which does not interfere with the ability of residents to sleep or enjoy their properties at night. The high density residential environments can expect similar protection, but recognising they have a closer proximity to main roads and business activities, residents can anticipate a higher level of noise and lighting to occur.

Barrhill village is unique within the Ashburton District. Its tree-lined avenues, large sections and original buildings all remain and as yet little other development has occurred to disturb the historic design and form of the village. Barrhill was founded by a local leaseholder, John Cathcart Wason, around 1870. It was intended to give workmen the opportunity to own small properties under good conditions. Wason himself provided financial assistance for a school, school house and church. Tree lined streets were laid out around these three buildings, today contributing to the overall architectural significance and landscape values of Barrhill.

There is potential for further development and subdivision in Barrhill which, like a contemporary house already erected in the village, may be considered out of character with the original township's scale and buildings. To preserve the special value of Barrhill for the enjoyment of present and future generations, future development must recognise and complement the historical and architectural form, scale and character of the village.

The management and control of the effects of building development in Barrhill, as this may impact on the historical significance of the Village, is considered to be essential in providing for protection of the heritage and visual amenity of this important village. This objective and policies are considered necessary to maintain and enhance the historical and architectural values of Barrhill, consistent with the purpose and principles of the Act. The Council will therefore retain discretion in respect of design characteristics and appearance of all building proposals.

Policy 4.1D provides for renewable energy facilities such as turbines and solar panels, which assist in reducing reliance on non-renewable resources. However, it is acknowledged that such generators can create adverse effects on adjoining properties and the surrounding area. Turbines can be highly visible due to their height creating potential shading and visual effects. Solar panels can infringe recession planes and create glare. Therefore, in order to protect the character and amenity values of residential

areas, all renewable energy generators including but not restricted to wind turbines, solar panels and micro-hydro schemes shall comply with all the relevant site and zone standards.

Policies 4.1E, 4.1F and 4.1G deal with Home Occupations, Commercial and Community Activities. There is a need to ensure that the establishment of certain non-residential uses, such as home occupations, is provided for within residential environments as this assists in satisfying the economic viability of the district. Home based activities are generally small in scale and provide a start up opportunity for new businesses.

While provision for home based activities is appropriate, it is important to ensure that they do not cause adverse effects on the residential area or impact on the character or amenity values of the residential environments. Scale and appearance are key factors in ensuring compatibility, along with controls on effects e.g. noise and hours of operation.

Community based activities including both community facilities (e.g. health, education and spiritual) and recreational activities (e.g. playgrounds) play an important role in providing for the day to day needs of residents. These activities are appropriate to establish within the residential environments where they are of compatible scale and character. A balance needs to be found between sufficient separation to avoid adverse effects and adequate proximity to the communities which the facilities serve.

The nature of commercial type activities seeking to establish in residential areas (retail, commercial and visitor accommodation) is such they have the potential to impact on the amenity and character of residential areas. The type of effects that can occur relate to noise, traffic generation, hours of operation and activity levels, glare, odour, loss of privacy and security, hazards and impacts on visual amenity.

Historically in Methven, the development of tourist accommodation has occurred in limited parts of the residential area, and this has led to conflicts with the amenity values sought by the residents of Methven, due to the different building scales and character, increased noise from vehicle movements and late night activities, and potential traffic/pedestrian conflicts. In order to avoid such conflicts, it is intended to provide for the development of tourist accommodation in the central business area of Methven, which will provide convenient and efficient access to services and recreational activities.

However, existing development in the residential areas will continue to operate and others may choose to locate within the residential areas. It is therefore important that the Plan provides guidance on and an opportunity to consider the effects of visitor accommodations on residential amenity values including noise levels, traffic generation and scale of buildings.

Policy 4.1H refers to the low density residential areas, which in some cases, will continue to exhibit a semi-rural character for many years, with areas of land being used for productive activities prior to residential development e.g. grazing. It is appropriate to enable the continued use of land for farming type activities as an interim use of undeveloped residential land and as an integral part of a low density residential environment, provided that the activities are compatible with the predominantly residential amenity of the area.

Due to the potential effects of some rural productive activities (e.g. intensive farming, forestry or extractive industries) it is appropriate to generally avoid these locating within the District's settlements. This will minimise the potential for conflict between these activities and the level of amenity or character sought by residents for the different settlements.

Objective 4.2: Residential Growth

To provide areas of growth and expansion of different forms of residential development, in a range of areas around the District that meet the needs of the community and promote the efficient use of energy and services, whilst also protecting the productive potential of the rural area.

Policy 4.2A

Provide for some growth of residential areas, whilst continuing a policy of consolidation to avoid sprawl and unnecessary extension of urban areas.

Policy 4.2B

Provide a compact urban form focussed around commercial activities and employment opportunities to promote accessibility and the efficient use of energy and infrastructural services.

Policy 4.2C

Avoid urban growth in areas where there would be significant adverse effects on infrastructure services, that cannot be avoided, remedied or mitigated.

Policy 4.2D

Encourage the use of outline development plans where large areas of land are to be rezoned or redeveloped, whether by Council or a developer, to identify key transport linkages including cycling and walking, and provide a level of certainty for the community as to connections to the local road network, layout, location and area/s of open space.

Explanation and Reasons

This objective and policies seeks to consolidate urban growth of residential areas in particular. Consolidation is an important aspect of the development of the towns as it focuses residential development around the areas which generally have the employment, community and infrastructural services able to sustain a growing population, and which are able to be adequately serviced with formed and sealed roading, footpaths, reticulated water supply and sewage treatment and disposal.

The central commercial areas within the District's settlements provide the main focus of economic and community activity in the urban context. Thus it is intended that the concentration of residential activity be related to these.

There are, however, parts of the District which are unlikely to be served by infrastructure (e.g. reticulated water supply or sewage reticulation / treatment) in the foreseeable future, due to their small populations, and number of undeveloped sites. These areas have either not been recognised with a residential zoning at this time or have been provided for through rules requiring properties to

be sized sufficiently to meet their own servicing needs (e.g. on-site wastewater disposal), or for such areas to have these services provided at the time of development.

As an overriding goal for the District, it is proposed to continue the policy of avoiding disjointed development and promote the concentration of residential activity in and around urban areas, as opposed to enabling residential activity to be dispersed throughout the rural areas. This policy base seeks to provide opportunities for the use of shared transport and maintain the future potential for public transport in Ashburton (Kapuka) particularly, along with providing for the efficient use of energy, services and infrastructure by containing the outward spread of urban areas, and concentrating low density residential development around the urban areas.

In support of this, the Council has provided for the development of high density housing within central Ashburton (Kapuka) through the introduction of a new residential zone. This zone provides for shop-top developments, terraced housing and apartments, promoting a concentration of people around centrally provided services. In addition, the Council has zoned existing rural-residential land for medium density housing and provided for life-style properties through the rezoning of Rural A land. The rezoning of a considerable area of land around the settlements of the District is intended to diminish the need for further rezoning of rural land during the life of the Plan, providing sufficient areas for residential growth, as well as a choice of living environments. It is also the Council's intention to maintain clear distinctions between the urban and rural areas, in order to assist in protecting the character of the surrounding rural environment, as well as its versatile soils and significance as a productive, working environment important for the general wellbeing of the District.

In considering various options for expansion, the Council has had regard to matters such as flood risk, versatility of soils and efficient use of public services. In relation to services, the Council sees a need for the efficient long-term management of existing facilities. Growth of the residential areas of Ashburton (Kapuka) recognises the new Ashburton Business Estate and its potential to provide employment as well as the potential for reverse sensitivity, along with the new flood protection works enabling development in the north-west of the town. The Plan provides for the consolidation and development of low density areas where justified by local demand and existing development.

Therefore, in assessing the future residential needs of the District for growth of urban environments, the Council will have regard to:

- land availability;
- efficient use of existing and proposed public utility networks;
- proximity to community and employment facilities;
- the implications for energy efficiency;
- compatibility with permitted activities and existing uses, such as industrial activities, intensive farming, and community/recreational facilities;
- avoidance of significant risk from natural hazards;
- avoidance of highly productive and versatile land, unless this is outweighed by the protection of other resources;
- maintenance of the visual amenity and character of the surrounding rural environment.

The former Townships zone enabled mixed development in the small villages of Mayfield (Te Puke Tai), Mt Somers, Hinds (Hekeao) and Barrhill. This has now been replaced by specific definition of the residential and commercial areas within these villages allowing certainty of the form and nature of development likely to occur.

Policy 4.2B, in particular is aimed at providing for a compact urban form, with residential activity related to and readily accessible to a central commercial area. Urban form essentially relates to the spatial pattern of a settlement and the way in which it uses its resources. It determines the character and scale of the urban environment. A compact urban form that is readily distinguished from the rural environment, promotes the efficient use of fossil fuels, existing services and infrastructure and the efficient use of existing resources, including land.

In Ashburton (Kapuka) town the demand for residential land within the existing urban boundary will in part be met by allowing higher density development of the inner residential area close to the town centre. This type of development also provides for a new type of living environment within the District and adds diversity to the housing stock. It may become the preferred choice of residential area for elderly persons, single people or those who only wish to live and work in Ashburton (Kapuka) during the week and spend the weekend elsewhere.

The plan also provides areas of residential zoning to enable growth of low and medium density residential activity in many of the settlements in the District. These areas are located in close proximity to the urban areas to avoid land of significant flood risk and promote efficient use of existing services, and encourage consolidation of the District's urban areas as a whole.

Policy 4.2C is intended to ensure that when land is rezoned or residential growth is anticipated, that effects on infrastructure are considered. Residential growth has the potential to put pressure on services such as water and sewerage as well as roads, especially State Highway 1 which runs through the centre of Ashburton. It is therefore important to ensure that any effects can be avoided, remedied or mitigated, to ensure the efficiency of infrastructure services is maintained or the extension of such services provided for as necessary.

Policy 4.2D: The Council considers it appropriate that applicants are encouraged to provide outline development plans where large areas of land are proposed to be rezoned or redeveloped for residential activities. Outline development plans provide some certainty to the community, Council and future developers as to road layout, connections to existing roads, stormwater design and other features such as pedestrian walkways or areas of open space.

The Council considers that outline development plans are not required for infill subdivision, or the rezoning of small areas of land to create, by way of example, less than 10 allotments.

Objective 4.3: Natural Hazards

To avoid or mitigate potential effects of natural hazards on residential areas and development.

Policy 4.3A

Consideration of risk from natural hazards when managing growth and development of residential areas, including avoidance of residential development in areas of high natural hazard risk.

Explanation and Reasons

Residential areas within the District have the potential to be at risk from natural hazards, although efforts have been made to locate residential zonings to avoid risk where possible. Policy 4.3A addresses this matter by ensuring that the potential risks include flooding, especially where residential areas are located near water bodies, flooding from stormwater and overland flows, coastal erosion and inundation from the sea (hut settlements) and earthquakes and severe climatic extremes (drought, floods, snowfall, wind) are considered in all areas.

Parts of the Hakatere and North Rangitata Hut settlements are vulnerable to coastal erosion with North Rangitata Huts also being vulnerable to inundation from the sea. A complication in trying to protect these settlements from coastal erosion or inundation from the sea is the proximity of rivers to these settlements. For example, the vulnerability of the North Rangitata Huts to inundation from the sea will be greatest when the river is also in flood. The South Rakaia Huts are vulnerable to flooding from the Rakaia River, although recently constructed protection works appear to be providing effective protection from inundation.

It is anticipated that, where possible, residential development will avoid natural hazard risk and provisions are included to ensure this e.g. setbacks from water bodies or the coast and minimum floor heights for new development and extensions to existing buildings.

4.5 Anticipated Environmental Results

- Retention of the predominant character and scale of development within and around the District's settlements.
- A compact and coherent urban form which recognises the need to achieve:
 - protection of good quality land on the urban fringe;
 - a well-defined edge between urban and rural activities;
 - residential accommodation close to employment and social services;
 - energy efficiency;
 - efficiency in the provision of public infrastructure;
 - protection of property and lives from the effects of natural hazards.
- Diversity in housing and lifestyle types, to meet a range of community needs.
- Residential coherence, except in circumstances of established activities or where a local need prevails for activities ancillary to the surrounding residential environment.
- A high degree of residential amenity, expressed by way of:
 - appropriate balance of open space and plantings to built form;
 - provision for areas of high density housing;
 - a safe and efficient residential transport network;
 - compatibility between activities, with the dominant activity being residential accommodation.
- Diversity in built form, providing for individual and community expression, but while achieving a reasonable degree of coherence in urban character.

- Access to local services such as commercial, retail, community and industrial activities.

4.6 Methods of Implementation

District Plan

- Through the provision of Residential Zones to lead expectations in relation to character and density.
- Through the provision of rules to control the use, development and subdivision of land in those zones.

Long Term Plan (LTP)

- Through the Council's LTP process:
 - a progressive programme of street improvements and plantings;
 - a progressive programme of local traffic and parking improvements;
 - acquisition of public open space in areas which are deficient;
 - a progressive programme of upgrading the quality of public open space;
 - retention of significant street trees;
 - retention and maintenance of Council-owned elderly person's housing;
 - a progressive programme of improvements and extensions to reticulated sewage, water supply and storm water services.

Consultation

- Through liaison with Electricity Ashburton and Telecom to encourage an ongoing programme of installation of underground wiring in Ashburton (Kapuka) town.

Other Strategies

- Safer communities through the implementation of Crime Prevention through Environmental Design (CPTED) principles.
- To manage the effects of growth on the state highway network through the Ashburton Transport Strategy.

4.7 Reasons for Rules

4.7.1 Residential Density and Building Coverage

These rules seek to control the density of residential development and to ensure an appropriate balance of open space to built form on sites, consistent with the potential needs and expectations of occupiers and local amenity values.

These two standards are closely related to one another, and are major determinants 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 is 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.

In the Residential D zone, 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. Opportunities for small-scale farming are also available. 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. Onsite sewage disposal should be able to be achieved on existing sites, although specifically designed systems may need to be used with the approval of the Canterbury Regional Council.

The limitation to one residential unit for each separate Certificate of Title is intended as an additional means of limiting the scale of residential development and retaining a very low density character within the Residential D zone.

The Residential C Zone provides for medium residential density and building coverage and reflects the predominant character and scale of the existing residential areas, as this was previously the main residential zone in the urban areas of the District. The rules provide for residential development that will not unduly infringe upon neighbouring properties, create shading and allows for garden plantings.

A higher residential density and building coverage is anticipated in the Residential A and B Zones in the central area of Ashburton (Kapuka) to reflect the existing higher densities in this area and gives opportunities for infill and redevelopment in an area close to commercial and community facilities without affecting the predominant character.

The residential density in the hut settlements reflects their historical pattern of small holiday homes on small sites. Due to the existing difficulties within these hut settlements, particularly regarding natural hazards, additional development is limited by the rules.

4.7.2 Height of Buildings and Recession Lines

The purpose of these rules is 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. Also this provides an indirect means of affording some degree of privacy to property occupiers and some retention of opportunities for outlook and views.

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 and there is also often a degree of consistency in terms of building height and scale in residential areas. Both standards are key factors in determining the visual amenity, dominance of buildings, access to sunlight and daylight, levels of privacy, and spaciousness of residential areas.

The maximum height of buildings has been set at a level which is in keeping with the existing or anticipated general scale and character of the built form 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 by neighbours, consistent with suburban living. The limits are intended to still allow flexibility of design, including siting and building bulk, 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 reasonable levels of sunlight to penetrate onto the site. The standard is based on obtaining sun even in mid-winter at midday. The angle of the recession line is the critical factor determining the potential sunlight admission while the starting point or height of the recession line influences how close a building can be erected to the site boundary. The aim in setting recession line standards is to achieve balance in ensuring reasonable amenity protection while acknowledging reasonable property rights. The key to such provision is acknowledgment that tighter controls are necessary for southern boundaries relative to northern ones. The need to avoid shading effects is greatest in the winter when the sun is at its lowest trajectories.

Specific provision has been provided for a higher recession plane within the Residential B zone at Lake Clearwater to recognize the size of sections within this development. The narrowness of the sites means that the recession planes are required to be at least 2.7 metres above ground level to ensure that the sites can be developed whilst ensuring that anticipated levels of amenity are maintained. This is in consideration of the intensity and type of development that already exists within the hut settlement at Lake Clearwater.

4.7.3 Setback from Streets

The setback of buildings from road boundaries is an important determinant of the visual character of residential areas. The degree of setback provided 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. Although such a setback could be considered an inefficient use of a site and an under utilised area, it is a common feature of existing residential areas and does provide opportunities for tree and garden plantings visible to the wider neighbourhood. It also ensures that building bulk does not encroach upon public space i.e. the street and that the pleasantness and openness of sites as viewed from the streets and neighbouring properties is maintained. With a requirement for minimum site sizes, efficient utilisation of sites is still enabled allowing options for a residential unit to be accommodated with open space, whilst assisting in providing for the amenity of the residential areas, which is an important aspect of their character.

A greater setback has been required in the Residential D zone, in order to maintain a greater degree of openness of sites as viewed from the roads and neighbouring properties, consistent with the semi-rural character of the zone.

The hut settlement at Lake Clearwater is zoned Residential B but the character of the area differs to that of the Residential B zone in Rakaia and Ashburton. The roads within the hut settlement are not

formed and are more reflective of private access ways than Council roads. Furthermore, many of the sites are only 10 metres deep, making the requirement for a 5m setback for garage doors particularly onerous. Given the informality of parking and access at Lake Clearwater and that the need to ensure cars are not parked over pavements is unlikely to arise in this locality; Council considers the requirement for a setback for garage doors is unnecessary. Furthermore, a 2 metre setback for buildings is appropriate and reflects the existing character of the Lake Clearwater hut settlement.

4.7.4 Setback from Neighbours

The setback from neighbours rule seeks to provide space around buildings for the purposes of ensuring adequate sunlight admission to buildings on the site, and a degree of visual and aural privacy, and protection from noise from neighbouring properties

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 accessibility along all sides of the site and to daylight; and to provide a degree of privacy consistent with suburban living.

Even on a minimum sized allotment, the setback enables 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 and recognising their typical scale and purpose. 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 line standards. Limited intrusions into the setback are also permitted, as a result of functional and decorative features e.g. balconies 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.

The permitted intrusions into the setbacks in the Residential D zone are more limited due to the larger site sizes and greater opportunities to locate buildings efficiently elsewhere on the site and to the expectations of residents in the Residential D zone for greater privacy, and separation from buildings.

4.7.5 Outdoor Living Space

The trend towards higher density residential development has sometimes been at the cost of useful open space around residential units. This standard ensures open space is always available for the occupants of residential units. A minimum area and shape of outdoor living space has been required for residential units to ensure that an area of each site is set aside which is sufficient to meet the outdoor living needs of current and future residents of the site and to meet needs for access to sunlight and fresh air. The requirement for the outdoor living space to be designed to receive sunlight in mid-winter and be readily accessible from living areas is intended to ensure that each area set-aside for outdoor living is pleasant, convenient, likely to be available and used by residents and meets health needs for sunlight.

A smaller amount of outdoor living space is required for residential units in the inner residential area of Ashburton (Kapuka), reflecting the likely size of the units to be erected in the area and the

consequent likely occupancy levels. At the hut settlement at Lake Clearwater, no outdoor living space is required to be provided as the sites are particularly small in size and to require an outdoor living space on such small sections would be particularly onerous. The nature of the settlement is such that there is easy access to areas of open space for recreational activity and most sites will naturally incorporate some area of outdoor living space, e.g. a deck, to cater for the needs of site users.

4.7.6 Outdoor Service Space

Within the inner residential area of Ashburton (Kapuka), site and unit sizes are likely to be smaller than the remainder of the residential areas, with consequently reduced opportunity to provide space for facilities such as clothes lines, rubbish storage and outdoor equipment. In this area a minimum area and shape of outdoor service space has been required for residential units to ensure that an area of each site is set aside which is sufficient to meet the outdoor service needs of current and future residents of the site. The requirement to screen the area is intended to protect the visual amenity of adjoining sites and public places.

4.7.7 Barrhill

It is important to protect the historical character and amenity of Barrhill village from inappropriate development that could detract from the historic and architectural character and form of the area.

Barrhill village is unique within the District with much of its original design and form intact. Further development within the village has the potential to alter significantly the character, form and scale of the village unless there are controls to preserve its special values for future generations. Appropriate assessment of any proposed development or redevelopment would be undertaken to ascertain the suitability of design and character within the unique environment of Barrhill village. This assessment would be tailored according to the scale of the proposal.

4.7.8 Design and Appearance

This rule intends to promote a high quality urban living environment, for the higher density residential area of central Ashburton (Kapuka), including consideration of urban design, amenity and visual appearance.

With the introduction of a high density residential zone within the central area of Ashburton (Kapuka) and the area subject to the Trevors Road Outline Development Plan, there is a need to protect the amenity of this area whilst providing for new high density development. This standard will allow consideration of the design and appearance of any new development within this area.

4.7.9 Scale and Nature of Home Occupations

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, home occupations can exhibit characteristics that are not residential in nature (e.g. signage) and increasingly with the scale of such activities have the potential to impact on neighbours in terms of traffic generation, noise, vibration, glare, loss of privacy and visual effects.

The level 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 employee numbers are intended to have a direct impact on the scale of non-residential activities and therefore limit the potential increases in traffic, noise, and loss of privacy associated with larger operations.

Controls on the maximum floor area of buildings used for home occupations and on the location of the activities and associated materials, (including restricting outdoor storage), are also a means of restricting the scale of the operation. Controls on location of materials and the activity also serve to minimise noise and visual impacts. These limitations are key factors in ensuring that home occupations are compatible with the scale and effects of other buildings and activities in the residential areas; will not result in visual dominance of buildings or prominence of associated outside activities; 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 dominated by residential, rather than non-residential, activity.

4.7.10 Flooding

Flooding has the potential to cause loss of life, injury and serious property damage. Restricting the construction of new residential units and other buildings, or the addition to existing residential units in areas of high flood risk is a means to restrict intense development in areas, particularly where there are limited flood protection works. In areas of low flood risk location of residential units onto high ground or the raising of floor levels should reduce the risk of damage from flooding even further.

4.7.11 Racecourse Avenue, Methven Outline Development Plan

The Racecourse Avenue, Methven Outline Development Plan has been developed to promote integrated development of the site with appropriate road and reserve networks. It ensures efficient functioning of the site for servicing in relation to the capacity of existing roading network and infrastructure, and the establishment of new infrastructure where necessary. The design of the Racecourse Avenue, Methven Outline Development Plan provides for residential development that takes account of and is compatible with surrounding land uses. This is done through the provision of a reserve along the northern boundary, a Stormwater Management Area on the eastern boundary and a forty metre buffer area along part of the western boundary. The buffer area will be encumbered upon subdivision to prevent residential development of that area while the seed cleaning plants operate on the adjacent sites. The Racecourse Avenue, Methven Outline Development Plan also ensures there is no direct vehicular access to or from State Highway 77 through the Stormwater Management Area created at the eastern end of the development.

4.7.12 Lochhead Outline Development Plan – Residential C zone

The Residential C zone applies to the Lochhead Development land within Methven which is on the northern urban fringe of the township. This area has a rural character and therefore provides a living environment which differs from that within the urban area. The existing character of this area arises in part from the adjoining rural land but factors such as the larger lot sizes, existence of vegetation, especially mature trees, no access from allotments directly to the State Highway and the exclusion of most non-residential uses are also important.

Reticulated sewage disposal facilities have been investigated and due to the minimum density will require all residential units to be serviced by reticulated sewage system. The proposed lot sizes are larger than in the established urban area in order to retain the open character.

4.7.13 Trevors Road Outline Development Plan – Residential A, C and D zones.

The Residential A, C and D Zones apply to the Trevors Road development land which is located to the east of the township of Ashburton (Kapuka). The area has a rural character being on the edge of Ashburton (Kapuka) and was identified through the District Development Plan process as suitable for residential rezoning. The development is a result of the desire to provide for a diversity of living environments as well as the principles of urban design: residential densities range from high to very low density.

4.7.14 Redmond Outline Development Plan – Residential C zone

The low density development includes the provision of open space which will be able to be utilised by all owners/occupiers of the proposed allotments. Otherwise the development will be subject to the Residential Zone site and zone standards. Allotments can be fully reticulated given the site's location adjacent to the township of Ashburton (Kapuka) and that services in the area have recently been upgraded.

4.7.15 The Village Green Outline Development Plan – Residential C zone

The Village Green Outline Development Plan provides for an area of residential cluster development. The Outline Development Plan promotes a specific area of integrated development surrounded by open space/farmland whilst ensuring appropriate road and reserve networks throughout. The Outline Development Plan ensures the efficient functioning of the site for servicing in relation to the capacity of existing road network and infrastructure, and the establishment of new infrastructure where necessary. The design of The Village Green Outline Development Plan provides a transitional link from rural land to the north, west and south of the site, into the adjacent residential, commercial and recreational lake developments within the Aquatic Park Zone to the east. In this way the Outline Development Plan provides for residential development that is compatible with surrounding land uses, whilst providing a new living option within an area already unique for its various land use activities.

4.7.16 Hut Settlements

Each of the hut settlements has significant limitations to additional development which would result in adverse effects on their surrounding environment and general amenity. The huts at Hakatere, Rangitata and Rakaia have been substantially 'improved' and do provide a place of permanent residence for some people although historically these were built as fishing huts. The hut settlement at Lake Clearwater (Te Puna-O Taka), has demonstrated a similar trend for hut development but without any aspect of permanent occupancy.

The significant risks in these areas from natural hazards such as coastal erosion and flooding; limitations on sewage disposal; pose limitations on further development and threaten the existing huts. A lack of public open space within and around the settlements; a need to protect the natural character of their coastal or lakeside settings; and a desire to retain their small-scale amenity within their rural environments also contribute to controls on development.

4.7.17 Commercial Activities, including Group Visits

The purpose of this rule is to provide for limited commercial activity (including retailing and group visits) in residential areas, at a level that will not compromise amenity values and residential coherence of the local environment.

The frequent visiting of properties by the general public for commercial and 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 and security. 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 will be difficult and it is considered that alternative 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, advertising signs, vibration, glare, fumes, disturbance, loss of privacy and security, traffic and loss of traffic safety, which are incompatible with the anticipated character and amenity of a 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, small scale retail activities and 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 but incidental 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 to a very small scale or to items produced on site a limit on the potential number of customers is created. With the larger site sizes and greater separation from neighbours, it is considered that such retail sales can be accommodated within the Residential D zone, subject to the prescribed standards and conditions. Tours of farm and residential gardens and properties are increasingly popular and the Council has found that they have little adverse effect on a very low density neighbourhood, provided that they are limited to group visits and are also subject to controls regarding traffic generation. Similarly, the sale of refreshments to group visits to sites in the zone is often an integral part of a garden visit, for example, and has no additional adverse effects on the surrounding environment. However, applications may be declined or conditions imposed to limit the scale and nature of the sales, if adverse effects are deemed to be inconsistent with the intended environmental outcomes for the residential environment.

4.7.18 Setbacks from Stopbanks & Water Bodies

Stopbanks are designed to protect buildings and their occupants from flooding. However, in the event that they fail, buildings in close proximity to them are highly vulnerable to damage due to the surge effect of water. Failure through overtopping or breaching is difficult to predict in any particular location, and accordingly it is important to recognise this potential vulnerability along any stopbank and to mitigate this by locating buildings back from the stopbank wherever practical.

Also the construction of buildings or carrying out of works in close proximity to or into/onto stopbanks can reduce the integrity of the stopbank. Similarly, in order to maintain stopbanks and water bodies, buildings need to be set back to enable access for maintenance.

Buildings are required to be setback from water bodies to provide reasonable protection from the adverse effects of natural hazards such as overtopping of banks and bank collapse.

4.7.19 Lighting

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. Inappropriately directed lighting can also cause safety hazards on roads by distracting, confusing or blinding drivers and pedestrians. 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.

4.7.20 Hours of Operation, Including the Sale of Liquor

The hours over which a non-residential activity operates is a significant determinant in the level of adverse effects resulting from vehicle and pedestrian movements, noise levels, loss of privacy and security and general disturbance, which are incompatible with residential environments. These effects are generally as a result of operations during hours when neighbours can reasonably expect a more peaceful environment. For this reason, limitations have been placed on 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 activities involving the sale of liquor in or adjoining residential areas, the Plan recognises that such activities can result in activities which give rise to adverse effects on the amenity values of residential areas. These can be as a result of late night vehicle and pedestrian movements; noise of voices; vehicle doors banging; antisocial behaviour; and a loss of feeling of security for neighbours. Where the sale of liquor would otherwise be permitted as-of-right without any restriction on hours of operation, limits have been placed on the hours over which liquor may be sold on sites adjoining residential zones. This will enable the assessment of the appropriateness of the activity and the extent to which it will have adverse effects on residential amenities, by way of a resource consent application.

4.7.21 Heavy Vehicle Storage

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 multiple heavy vehicles because of their bulk and nature compromises this appearance.

4.7.22 Noxious or Unpleasant Activities

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 a comparatively low level 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 control or remove such activities, with consequent ongoing concerns from neighbours. Accordingly, certain activities have been specifically excluded from Residential Zones.

4.7.23 Sewage Treatment Plants

Although generally the District's sewage treatment plants operate without causing any nuisance, from time to time they can release odours which could be offensive to people living in close proximity. These important public facilities have typically been located throughout the District on sites which have reasonable separation from existing residential units and the Plan seeks to maintain this separation. The erection of residential units in close proximity to sewage treatment plants could result in nuisance for residents and difficulties in the continued operation of the plants due to complaints from neighbouring residents i.e. reverse sensitivity effects.

4.7.24 Ashburton Aerodrome Flight Paths

The Ashburton Aerodrome is an important, established, public facility, which requires unimpeded flight paths for aircraft take-off and landing, to continue operating safely and efficiently. Specific clearances are required for aircraft above buildings, structures and vegetation. If tall buildings, structures or vegetation are located in the take-off or landing flight paths, adequate clearance may not be able to be obtained. This may mean that a run-way would no longer be able to be used, or could only be used for a shorter part of its length and therefore, only by a limited range of aircraft types. The controls over the height of buildings, structures and vegetation are intended to prevent such restrictions on the safe and efficient operation of the aerodrome occurring.

4.7.25 Recreational Activities

The range and nature of recreational activities is wide; however 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.

Building developments and associated recreational activities on private land or parks that are not bound by the provisions of the Reserves Act 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, litter, loss of security and privacy. 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.

4.7.26 Visitor Accommodation

This standard recognises that visitor accommodation in residential areas can have adverse affects on the surrounding area as a result of noise, glare, and 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, services and primary access routes; where the effects of the activities will be compatible with the surrounding environment. However, the Plan recognises that small-scale accommodation within a residential unit (home stays) will have no greater effect on the surrounding area than the residential unit and can be permitted within the residential environment.

4.7.27 Farming

The low density residential areas located around the edges of the main towns have strong links to the surrounding rural areas. It is appropriate that some farming activity can continue to occur within these areas recognising existing activities and the need for economic use of the land prior to residential subdivision.

Different forms of farming activity can have impacts on residential areas however, including noise, dust, and odour. It is important that the different forms of farming activity are appropriately controlled to ensure that their effects do not undermine the ability of these areas to be used for residential activity or lead to reverse sensitivity issues occurring.

4.7.28 Keeping of Animals, including Intensive Farming

The residential areas of Ashburton (Kapuka), Methven and Rakaia are predominantly built-up and used for residential purposes rather than for a mix of activities which is more characteristic of the smaller villages of the District. Within these residential areas the residents have developed an expectation of a level of amenity which includes general separation from non-residential activities, which may result in annoyance or nuisance to neighbours.

The keeping of animals at commercial scales and densities can result in levels of odour, noise, flies, dust and other adverse effects, which are incompatible with the level of amenity sought by residents of residential areas. The definition of domestic livestock does enable the keeping of limited numbers of livestock at a small scale for both domestic and other purposes. Through the resource consent process, the appropriateness of any commercial livestock operation will be assessed. However, the nature and intensity of intensive farming operations, particularly their waste disposal, means that they are not considered appropriate in terms of the level of amenity expected in residential areas.

As a very low density residential zone, sites in the Residential D Zone are substantially larger than in other residential areas and there is an expectation that small-scale farming will be undertaken. Although, there is a general expectation of a level of amenity which includes general separation from non-residential activities, there is likely to be a greater tolerance of the effects of farming activities in such areas.

Boarding of animals can also cause similar concerns and so needs to be limited and controlled in residential areas and where this could adversely impact on residential activities.

The Council will also use Bylaws to control this activity and compliment the controls in the District Plan.

4.7.29 Community Activities

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 community activities, which meet the needs of residents principally within the surrounding residential environment. 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. However, 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 occupation. 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 particularly where community activities concentrate 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.

4.7.30 Forestry Activities

The establishment of forestry activities in a residential area has the potential to cause significant adverse impacts. These can occur at the harvesting stage, as a consequence of noise, dust, vibration and traffic generation; or as a result of the growth of a large dense stand of trees causing overshadowing, dominance of outlook, and feelings of loss of security. Such effects are incompatible with the amenities anticipated in a residential environment. To avoid these effects, forestry activities are not generally anticipated to occur within the Residential Zones.

However, small-scale forestry operations or forestry combined with farming activities may be able to be accommodated in the Residential D zone, depending on the scale and nature of the activity and surrounding environment. Because of the variability in the types of possible forestry activities and their effects on their surrounding environment, this standard requires that each forestry activity be subject to individual consideration by way of resource consent. This would not prevent the establishment of trees as part of a permitted residential or farming activity, for example.

4.7.31 Industrial and Service Activities and Mineral Extraction

The establishment of industrial and service activities and mineral extraction 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

residential environment. To avoid these effects, industrial and service activities and mineral extraction 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 mineral extraction, the removal of topsoil is often an integral part of subdivision and housing development and will continue to be permitted in the Residential Zones as an exclusion under the definition of mineral extraction.

4.8 Rules – Residential Zone

4.8.1 District Wide Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules to activities undertaken in the Residential Zone. If any one or more of the District Wide Rules is breached, the activity will require consent in respect of those rules.

Subdivision	(Refer Section 9)
Transport	(Refer Section 10)
Noise	(Refer Section 11)
Heritage Values and Protected Trees	(Refer Section 12)
Signs	(Refer Section 13)
Utilities, Energy and Designations	(Refer Section 14)
Relocated Buildings and Temporary Activities	(Refer Section 15)
Hazardous Substances	(Refer Section 16)
Definitions	(Refer Section 17)

Note: The provisions of Section 4 do not apply to any activity that is listed as a Scheduled Activity in Appendix 8-1.

4.8.2 Permitted Activities

The following activities shall be Permitted Activities, provided that they comply with all of the relevant Site and Zone Standards below, all relevant District Wide rules, and are not specifically listed as Discretionary, Non-Complying or Prohibited Activities:

- a) **Residential Activities;**
- b) **Home Occupations;**
- c) **Recreational Activities;** limited to:
 - outdoor recreation activities on public reserves;
- d) **Visitor Accommodation;** limited to:
 - home stays accommodating no more than 5 visitors at any one time.
- e) **Commercial Activities** in the Residential D zone; limited to group visits.
- f) **Farming;** limited to pastoral farming.

4.8.3 Restricted Discretionary 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 Restricted Discretionary

Activity with the exercise of the Council's discretion being restricted to the matter(s) specified under 4.11 Assessment Matters.

- b) **Any Activity** which is listed as a Permitted Activity and which complies with all of the relevant Zone Standards, but does not comply with any one or more of the relevant Site Standards, with the exercise of the Council's discretion being restricted to the matter(s) specified under 4.11 Assessment Matters.

4.8.4 Discretionary Activities

The following activities shall be Discretionary Activities, provided that they comply with all of the relevant Zone Standards.

- a) **Community Activities**;
- b) **Pre-schools**;
- c) **Commercial Activities** in the Residential A, B and C zones, limited to group visits;
- d) **Farming**; limited to livestock farming and not including intensive farming;
- e) **Boarding of animals** in the Residential D zone;
- f) **Forestry Activities** in the Residential D zone;
- g) **Any Other Activity**, which is not listed as a Permitted, Restricted Discretionary or Non-Complying Activity.

4.8.5 Non-Complying Activities

The following activities shall be Non-Complying Activities:

- a) **Commercial Activities**; other than specified as Permitted or Discretionary;
- b) **Industrial and Service Activities**;
- c) **Intensive Farming** in the Residential D zone;
- d) **Forestry Activities**; in the Residential A, B and C zones;
- e) **Mineral Extraction**; in the Residential D zone;
- f) **Shooting Ranges**, including but not restricted to rifles, shotguns and handguns in all Residential Zones;
- g) **Any Activity** which does not comply with any one or more of the relevant Zone Standards.

4.8.6 Prohibited Activities

The following activities shall be Prohibited Activities:

- a) **Mineral Extraction**; in the Residential A, B and C zones;
- b) **Intensive Farming**; in the Residential A, B and C zones.

4.8.7 Notification / Consultation / Notes

Resource consents in relation to the following matters shall not be publicly or limited notified:

Outdoor Living Space	Site Standard 0
Outdoor Service Space	Site Standard 4.9.8

Resource consents in relation to the following matters shall not be publicly notified:

Flooding	Site Standard 4.9.12
Setback from Stopbanks and water bodies	Zone Standard 4.10.3

Consultation with the Canterbury Regional Council will be important in the assessment of resource consent applications in relation to the following standards:

Flooding	Site Standard 4.9.12
Setback from Stopbanks and water bodies	Zone Standard 4.10.3

Notes:

- No rules are included in relation to coastal hazard areas, with the rules in the Regional Coastal Environment Plan (Canterbury Regional Council) applying to these areas. Any persons intending to subdivide, build, develop or carry out activities within approximately 300 metres of the coastline are advised to contact Canterbury Regional Council to discuss this issue.
- Please note that the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 may be applicable to your site/property.

4.9 Site Standards

4.9.1 Residential Density

- a) Minimum net area for each residential unit contained within a site shall be as set out in Table 4-1 below:

Table 4-1: Minimum Net Areas for Residential Units

Zone	Minimum net area
Residential B	280m ²
Except that where public sewage reticulation and treatment is not available to the site	1000m ²
Residential C (unless specified)	360m ²
Except that where public sewage reticulation and treatment is not available to the site	1,000m ²
Residential C (in areas identified on the Lochhead Outline Development Plan as Area B)	1,500m ² After the 1 st January 2020 or when each existing allotment in this part of the Residential C Zone / Area B has a residential unit erected upon it the minimum net allotment area within this zone shall be 650m ²
Residential C (in areas identified on The Village Green Outline Development Plan)	1,000m ²
Residential C (in areas identified on the Redmond Outline Development Plan)	2,000m ²
Residential D	4,000m ²

- b) In the Residential A zone, the ratio of net floor area to net site area shall be a maximum of 1.0.

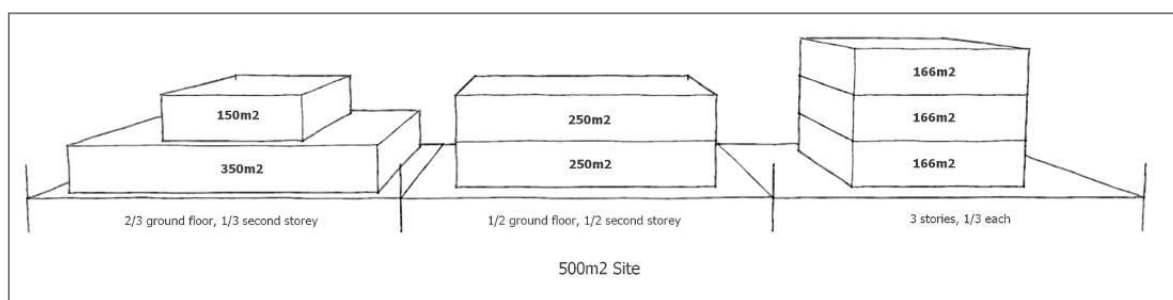


Figure 4-1: Plot Ratio in the Residential A Zone

- c) There shall be only one residential unit on any land comprised in a separate site / Computer Freehold Register (Certificate of Title).
- d) The minimum net area for any site in the Residential C zone shall be such that it can accommodate a rectangle with minimum dimensions of 15m x 13m for each residential unit contained within the site except that:
- on land subject to the Redmond Outline Development Plan, where the minimum shape factor shall be 20m x 20m.

4.9.2 Building Coverage

- a) Maximum building coverage shall be:

Residential B	45%
Residential C	35%
Residential D	15%

4.9.3 Height of Buildings

- a) Maximum height of any building shall be:

Residential A	10m
Residential B and C	8m
Residential D	10m

except that:

- in the area defined as 'Village Green 4' within The Village Green Outline Development Plan, the maximum height of any building shall be 5.5metres.

4.9.4 Recession Lines

- a) Buildings shall not project beyond a building envelope constructed by recession lines from points 2.3m above internal boundaries as shown in Appendix 4-1,

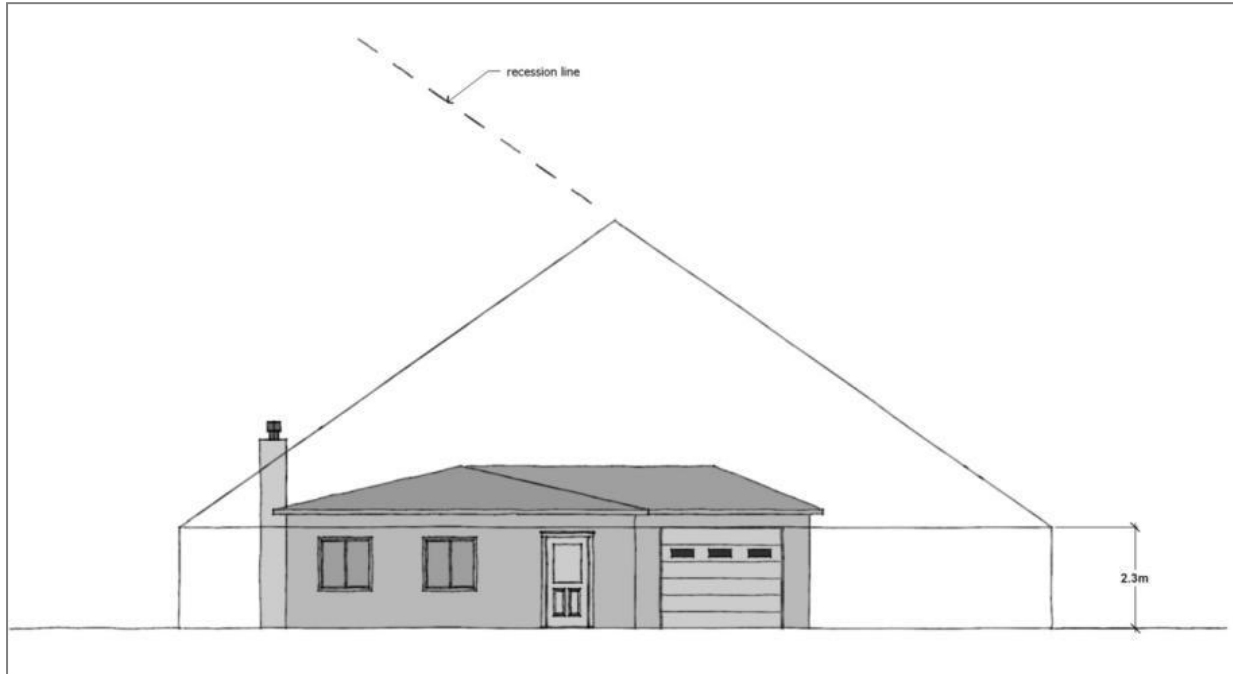


Figure 4-2: Recession Planes

except that:

- within the hut settlement at Lake Clearwater, buildings shall not project beyond a building envelope constructed by recession lines from points 2.7m above internal boundaries;
- where buildings on adjoining sites have a common wall along an internal boundary, no recession line shall be applied along that part of the boundary covered by such a wall; and

- where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines shall be constructed from points 2.3m above the far side of the access.

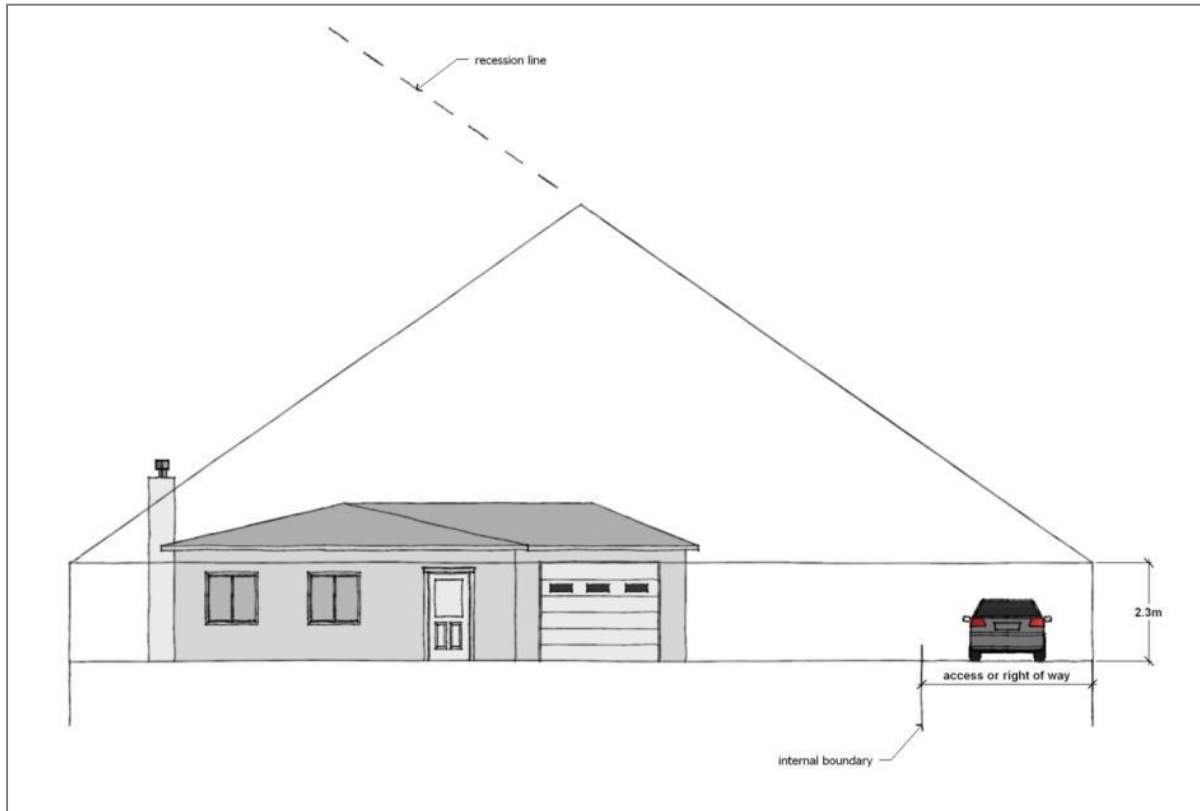


Figure 4-3: Recession Plane Application to Adjacent Driveways

4.9.5 Setback from Streets

a) Minimum building setback from road boundaries shall be:

Residential A	2m
Residential B and C	3m
Residential B (Lake Clearwater Hut Settlement only)	2m
Residential D	10m
Residential D (buildings used for retail sales)	30m

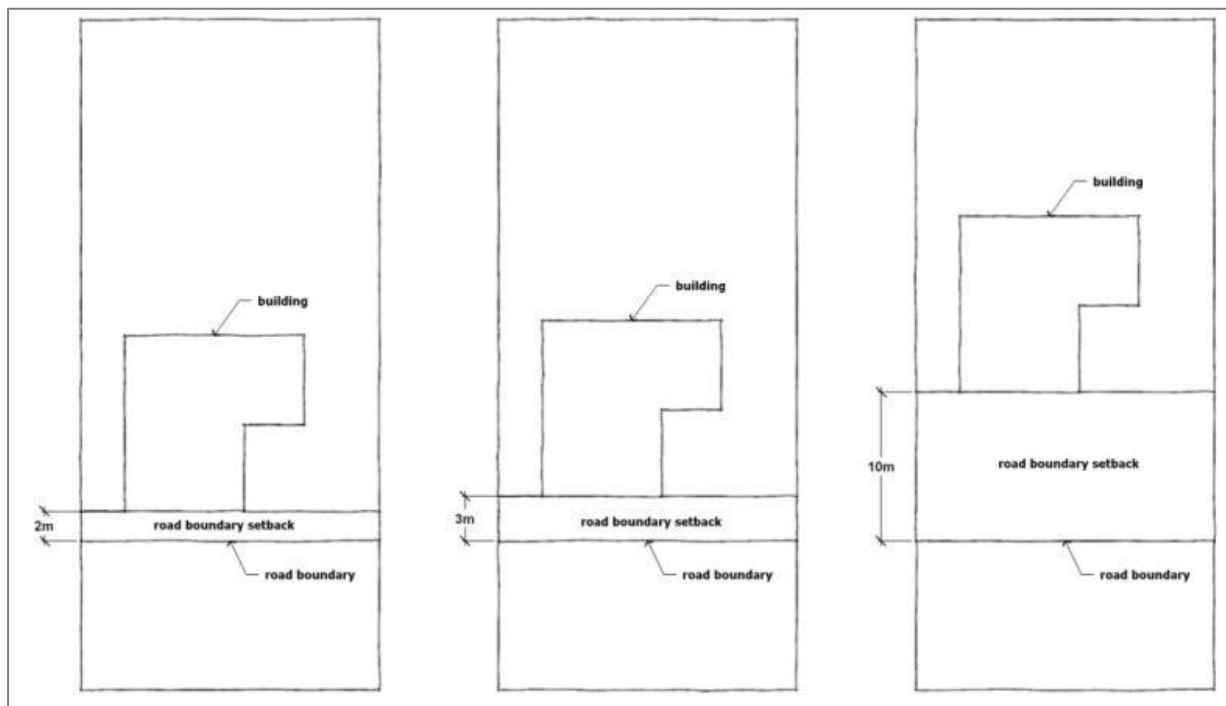


Figure 4-4: Road Boundary Setbacks

except that:

b) In the Residential A, B and C zones, where the garage door faces the street or a shared access, the garage door shall be setback 5 metres from the road boundary or shared access way.

Note: 4.9.5 (b) shall not apply to the Residential B Zone at Lake Clearwater where the setback shall be 2 metres as set out in 4.9.5 a).

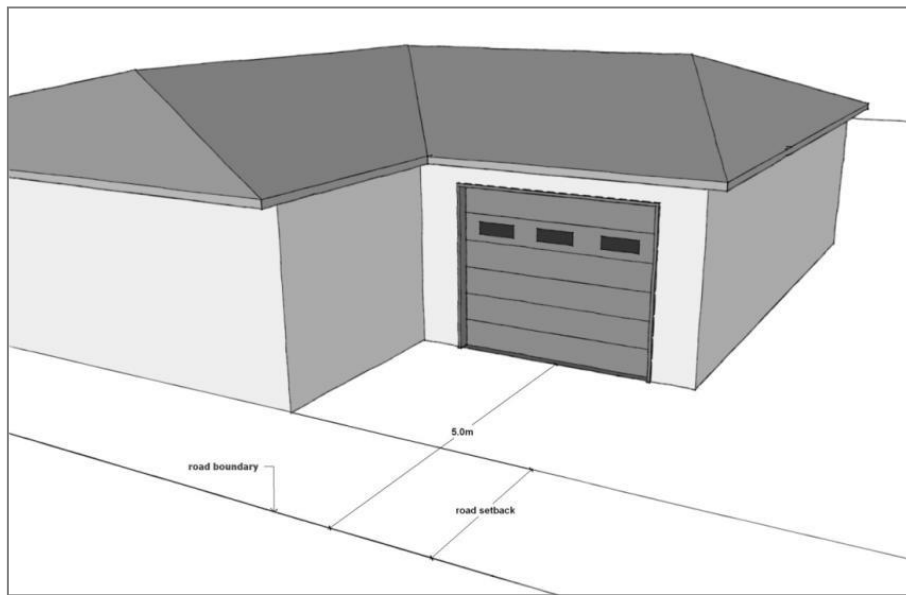


Figure 4-5: Garage Door Setback

c) No building in that part of the Residential C Zone shown on the Lochhead Outline Development Plan as Area B shall be erected within 15m of the road boundary with State Highway 77, Holmes Road or Barkers Road.

d) Eaves, porches, chimneys, bay windows, stairways, steps, landings, balconies and similar parts of buildings may be located with the minimum building setback from road boundaries, but only within the following limits:

- eaves may project into the setback by no more than 0.6m;

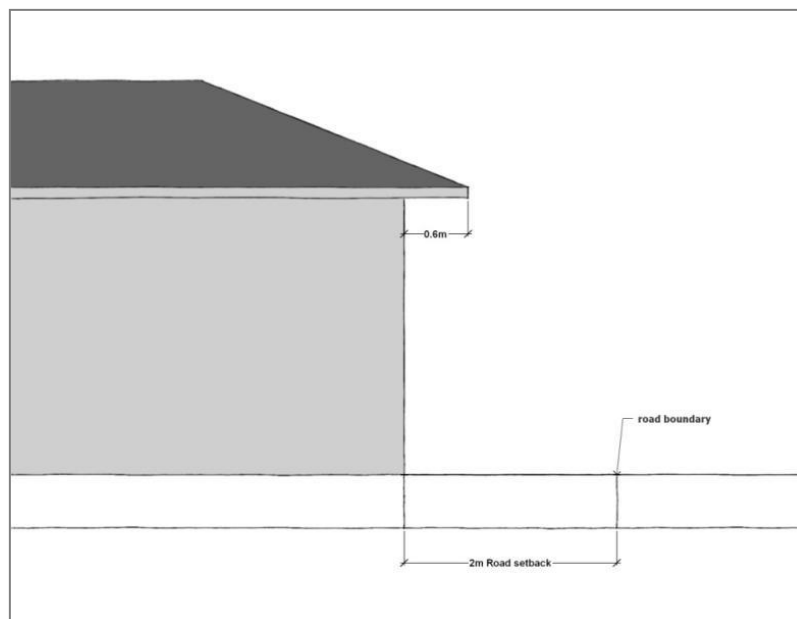


Figure 4-6: Boundary Setbacks - Eave Exception

- bay windows may project into the setback by no more than 0.6m parallel to the boundary, for a length of up to 3m;

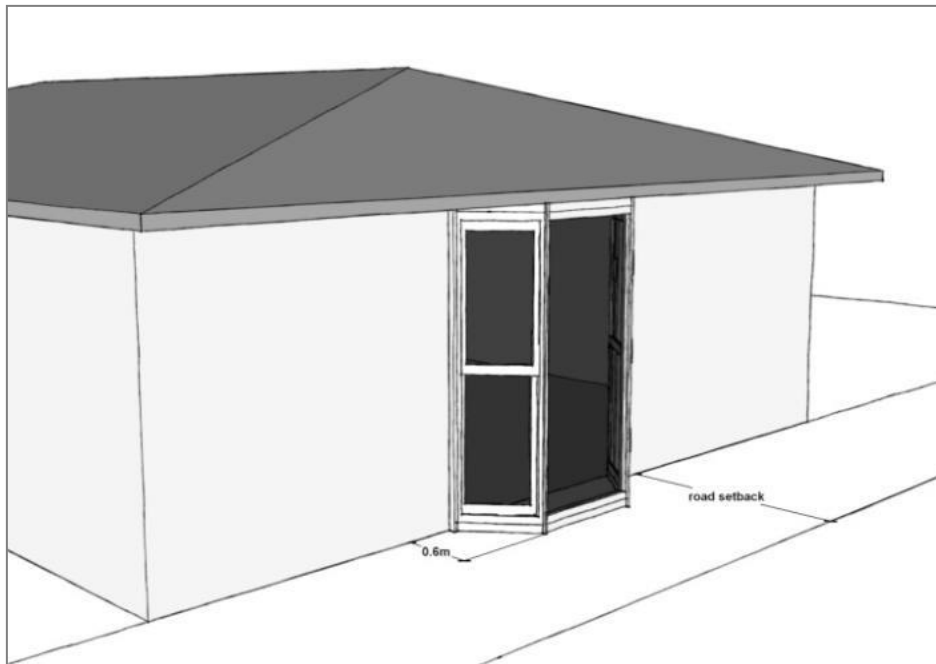


Figure 4-7: Boundary Setbacks - Bay Window Exception

- chimneys may project into the setback by no more than 0.6m parallel to the boundary provided that the chimney is of no greater width parallel to the boundary than 1.8m;

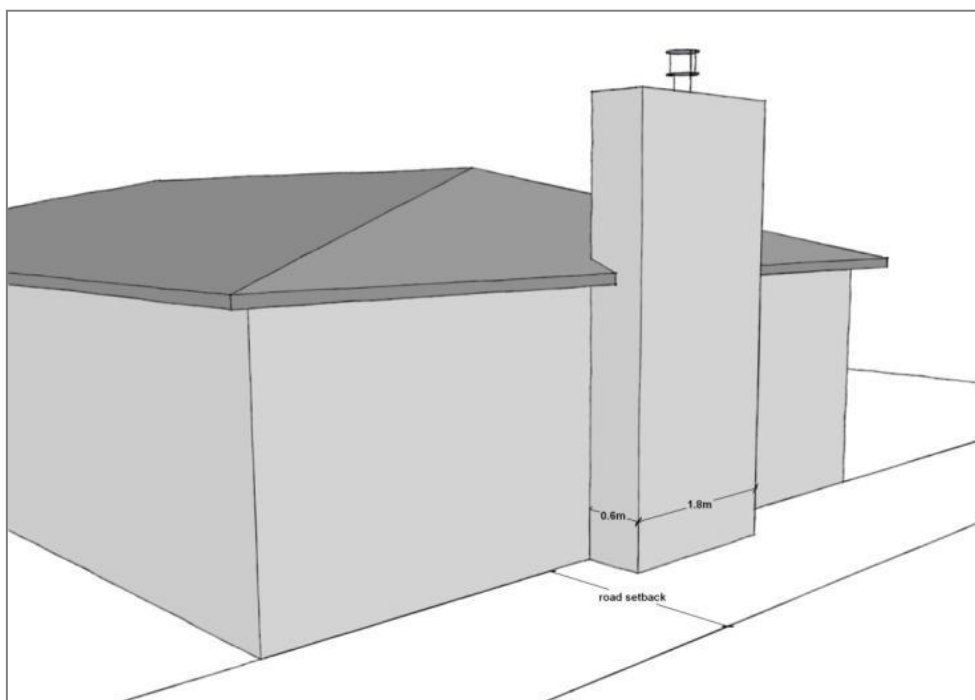


Figure 4-8: Boundary Setbacks - Chimney Exception

- porches and windbreaks opposite a doorway may project into the setback by no more than 0.9m provided that such porches and windbreaks are no longer than 1.8m parallel to the boundary;

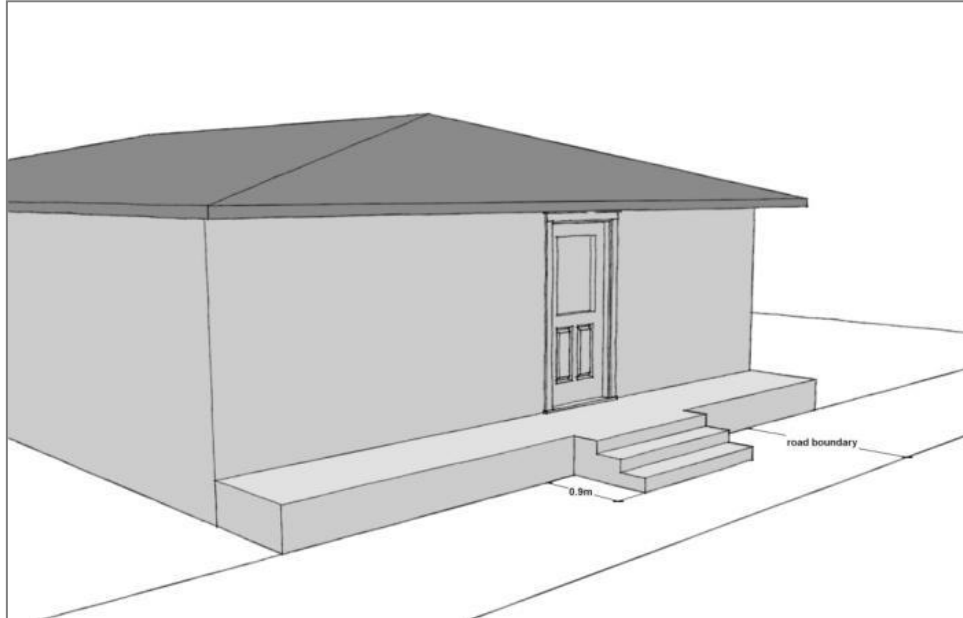


Figure 4-9: Boundary Setbacks - Porch and Windbreak Exception

- external stairways, landings and unenclosed balconies may project into the setback by no more than 0.9m provided that the landing or balcony does not exceed 1.8m in length.

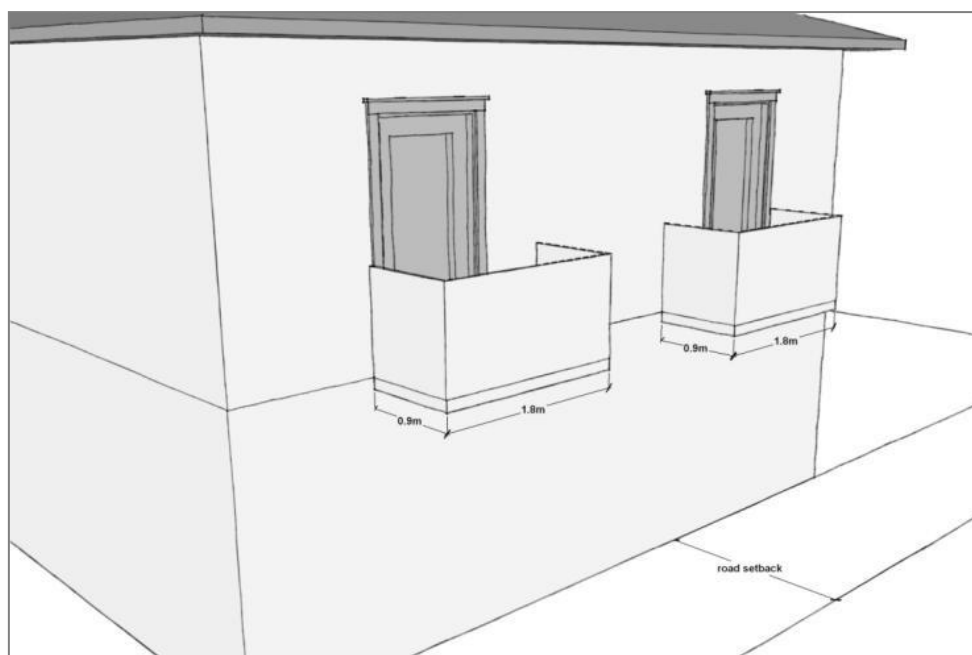


Figure 4-10: Boundary Setbacks - Stair, Landing and Balcony Exception

4.9.6 Setback from Neighbours

- a) Minimum setback of buildings from internal boundaries shall be:

Residential A and B	1.5m
Residential C	1.8m

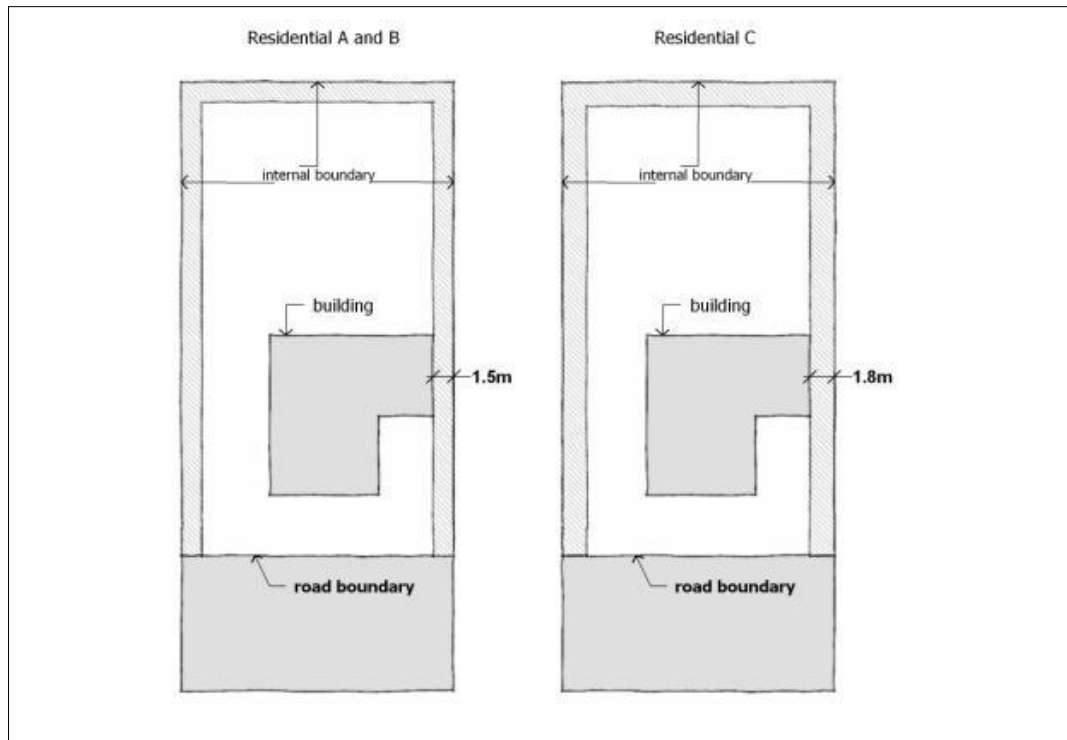


Figure 4-11: Internal Boundary Setbacks (Residential A, B and C)

Residential D (residential units)

6m

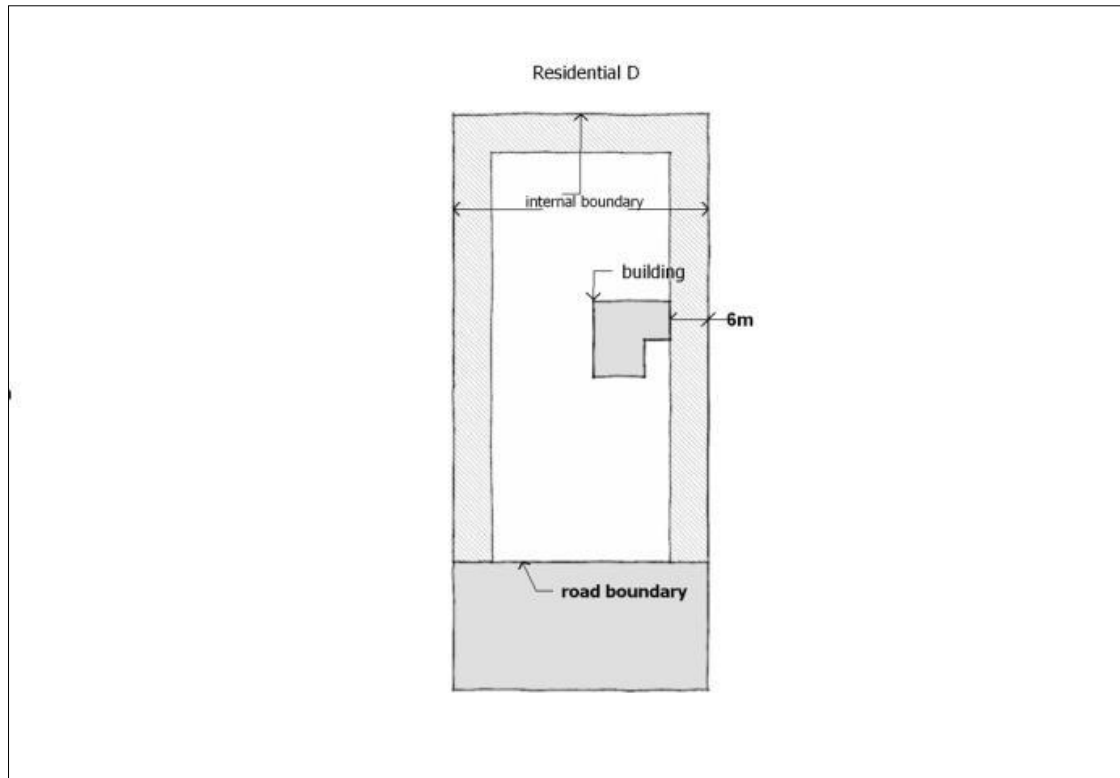


Figure 4-12: Internal Boundary Setbacks (Residential D)

Residential D (non-residential buildings greater than 5m² in gross floor area) 3m
 Residential D (non-residential buildings less than 5m² in gross floor area) 1.5m
 except that in all Residential zones:

- b) Buildings designed and/or used for the housing of the following animals shall be set back from internal boundaries, as follows:

Poultry and other birds	2m
Dogs	2m

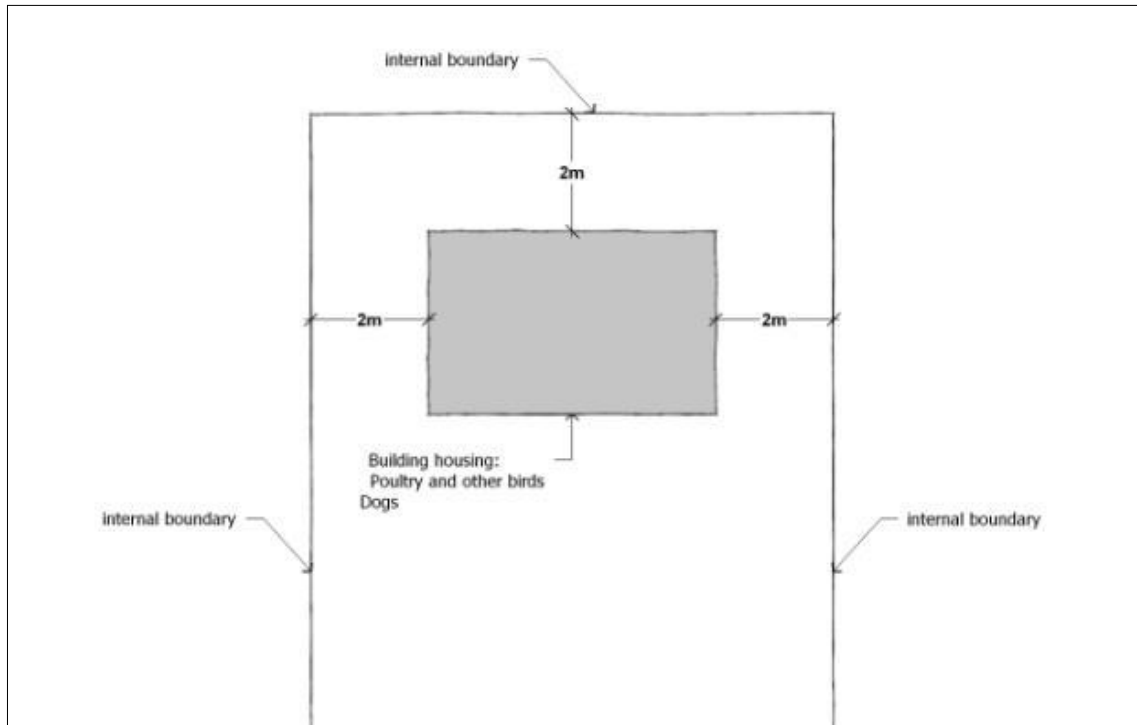


Figure 4-13: Internal Boundary Setback Exceptions (Birds and Dogs)

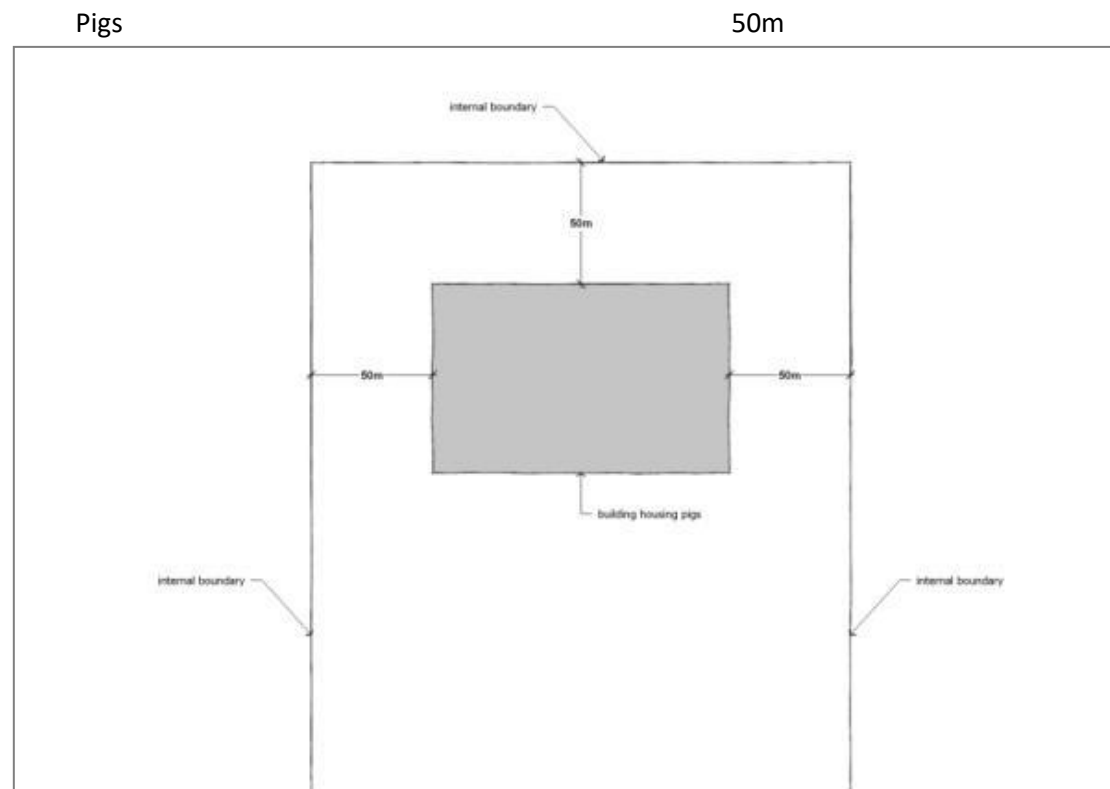


Figure 4-14: Internal Boundary Setback Exceptions (Pigs)

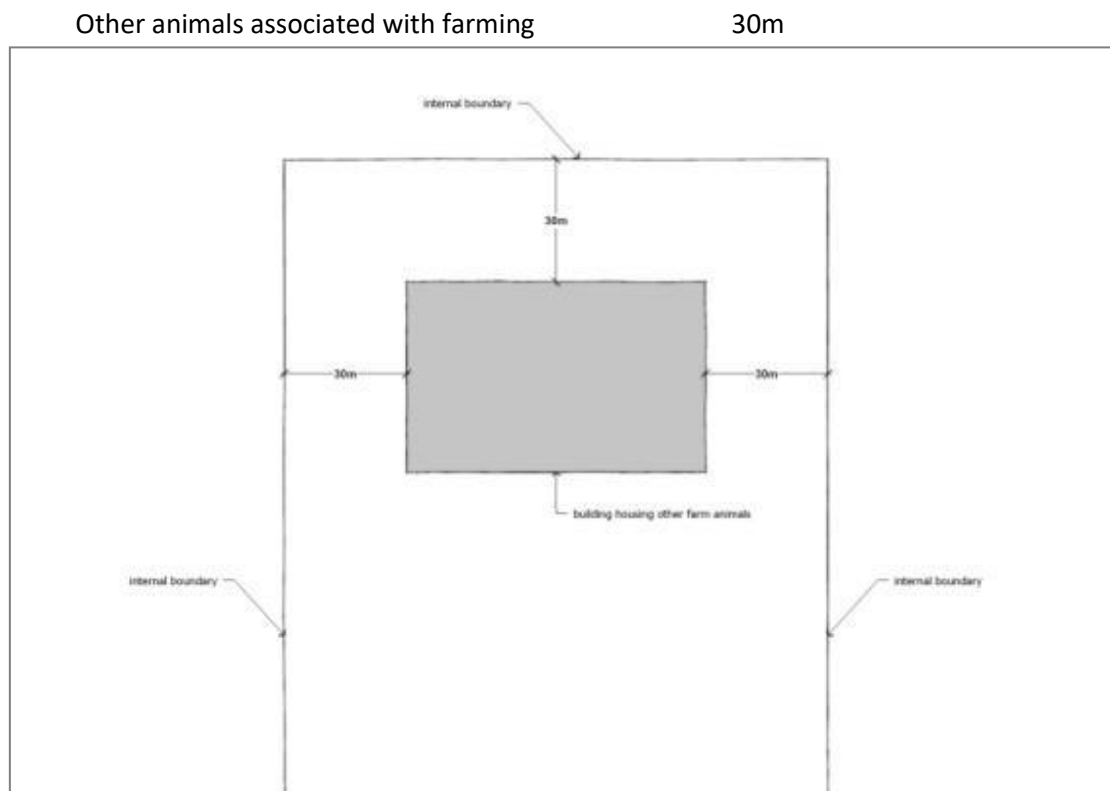


Figure 4-15: Internal Boundary Setback Exceptions (Other Animals)

-
- c) eaves, porches, chimneys, bay windows, stairways, steps, landings, balconies and similar parts of buildings may be located with the minimum building setback from internal boundaries, but only within the following limits (see diagrams above):
- eaves may project into the setback by no more than 0.6m;
 - bay windows may project into the setback by no more than 0.6m parallel to the boundary;
 - chimneys may project into the setback by no more than 0.6m parallel to the boundary provided that the chimney is of no greater width parallel to the boundary than 1.8m;
 - porches and windbreaks opposite a doorway may project into the setback by no more than 0.9m provided that such porches and windbreaks are no longer than 1.8m parallel to the boundary;
 - external stairways, landings and unenclosed balconies may project into the setback by no more than 0.9m provided that the landing or balcony does not exceed 1.8m in length; and

except that in the Residential A, B and C zones:

- where an internal boundary of a site immediately adjoins an access or part of an access, which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the minimum building setback from that internal boundary shall be reduced to 1m; and

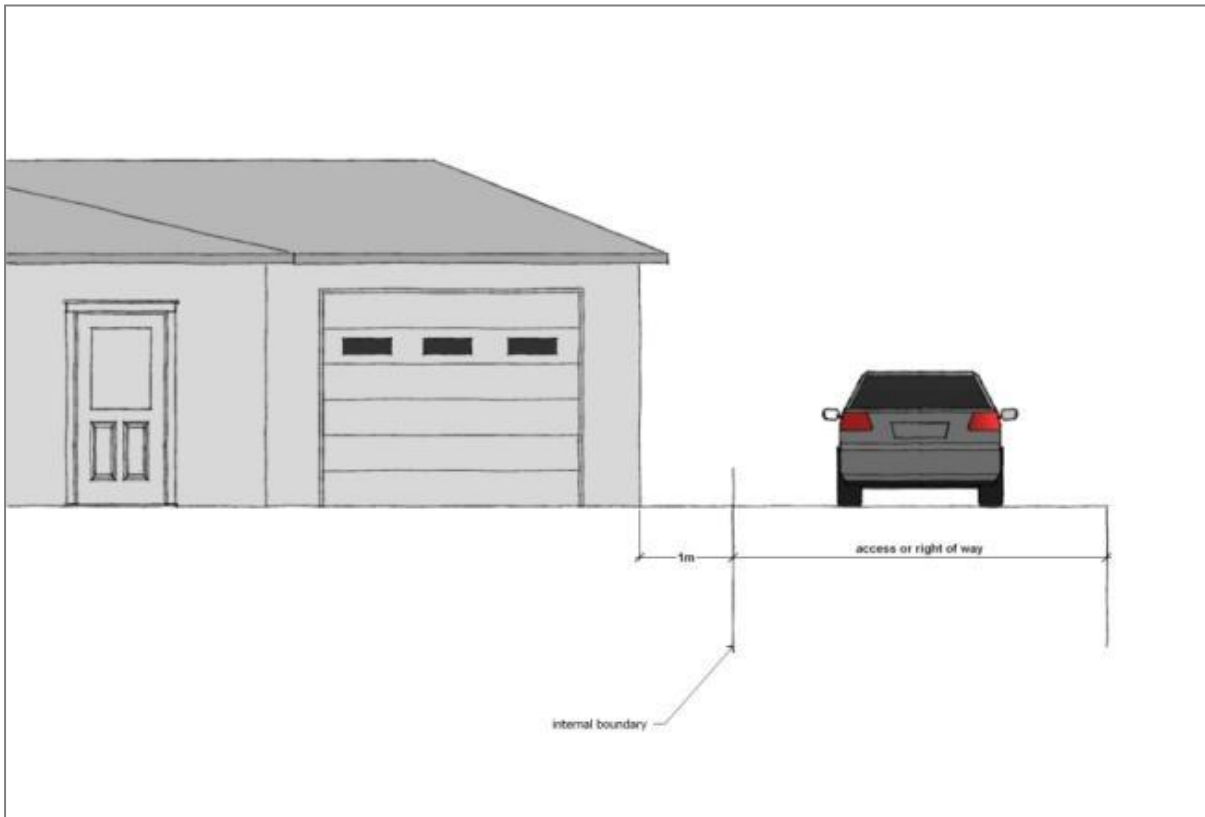


Figure 4-16: Internal Boundary Setback Exceptions (Access)

- accessory buildings, which are not used for human habitation, may be located within the minimum building setback from internal boundaries, where all stormwater is contained within the site and the total length of walls of accessory buildings facing, and located within the minimum building setback of, each

internal boundary does not exceed 10m in length, and does not contain any glazed surfaces; and

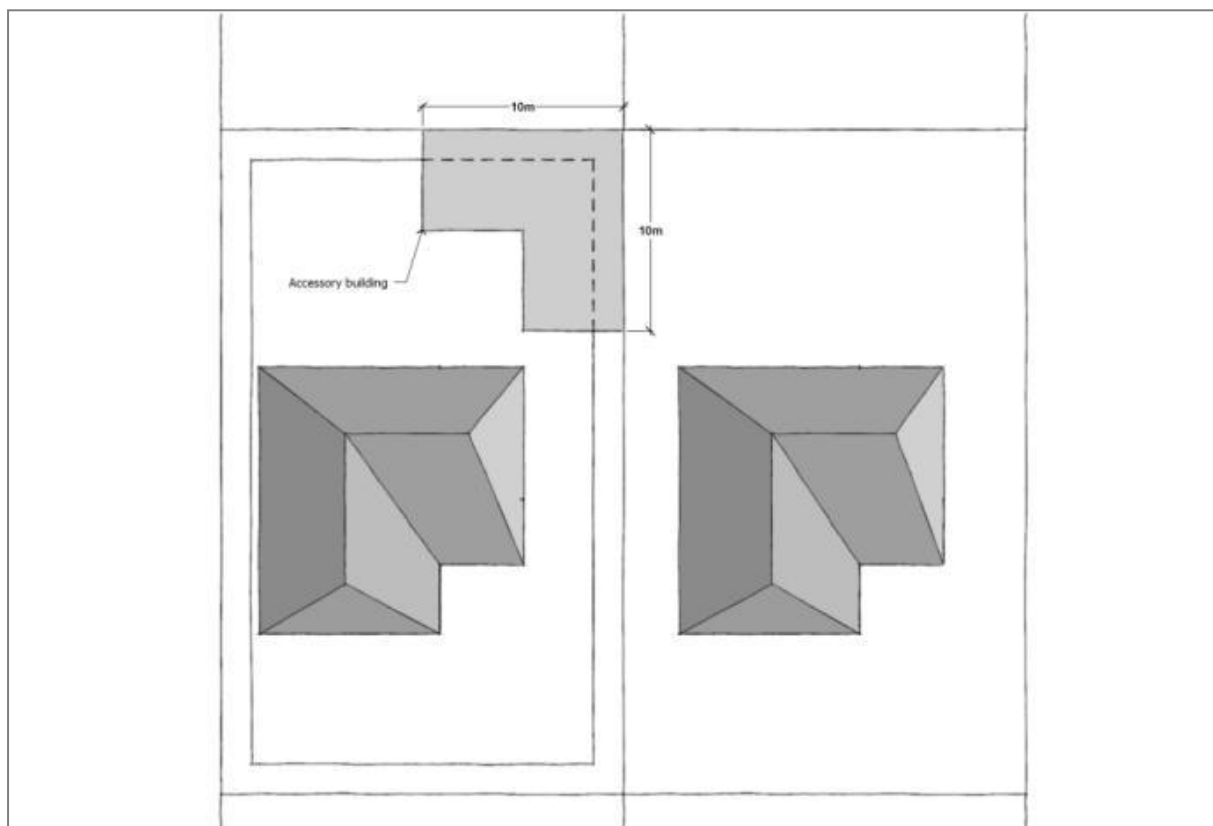


Figure 4-17: Internal Boundary Setback Exceptions (Accessory Buildings)

- 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.

except that in the area subject to The Village Green Outline Development Plan:

- in areas defined as 'Village Green 1', 'Village Green 2' and 'Village Green 3', the minimum setback of buildings, including accessory buildings, from internal boundaries shall be 3 metres.
- in area defined as 'Village Green 4', the minimum setback of buildings, including accessory buildings, from internal boundaries shall be 3.5 metres.

4.9.7 Outdoor Living Space

- a) For each residential unit in the Residential A zone, there shall be a minimum of 30m² of outdoor living space with a minimum dimension of 1.5 metres.
- The required minimum area of outdoor living space may be made up of either ground level space or balconies, where any balcony shall be unenclosed.
 Note: for the purposes of this rule “unenclosed” means a balcony with at least two walls not exceeding 1.5m higher than the floor of the balcony.
 - The required minimum area of outdoor living space shall be designed to receive sunshine in mid-winter and be directly accessible from a living area of the residential unit, or a maximum of 20% of the required area may be directly accessible from bedrooms.

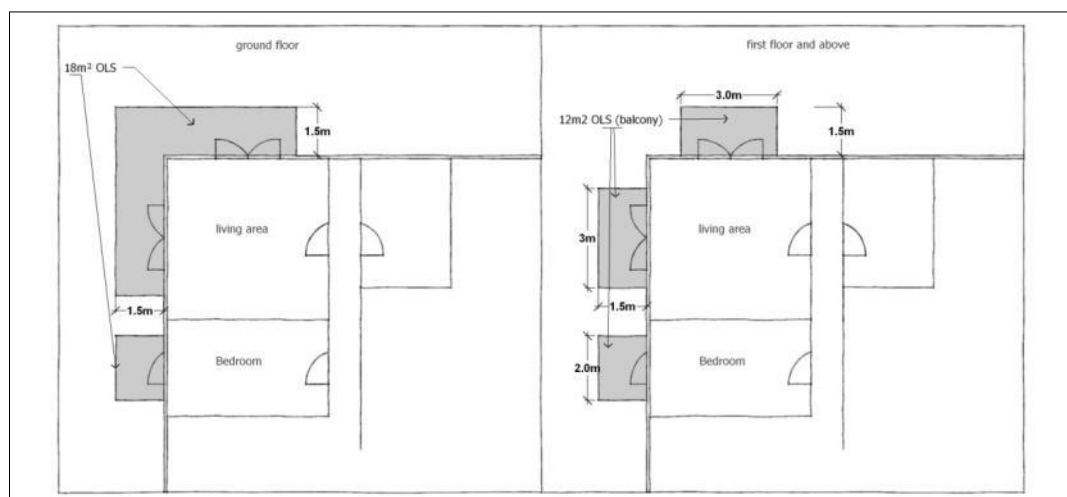


Figure 4-18: Outdoor Living Space (Residential A)

- b) For each residential unit in the Residential B zone, there shall be a minimum of 40m² of outdoor living space with a minimum dimension of 5 metres.
- The required minimum area of outdoor living space shall be designed to receive sunshine in mid-winter and be directly accessible from a living area of the residential unit.

Except that in the Residential B Zone at the Lake Clearwater Hut Settlement, no outdoor living space shall be required.

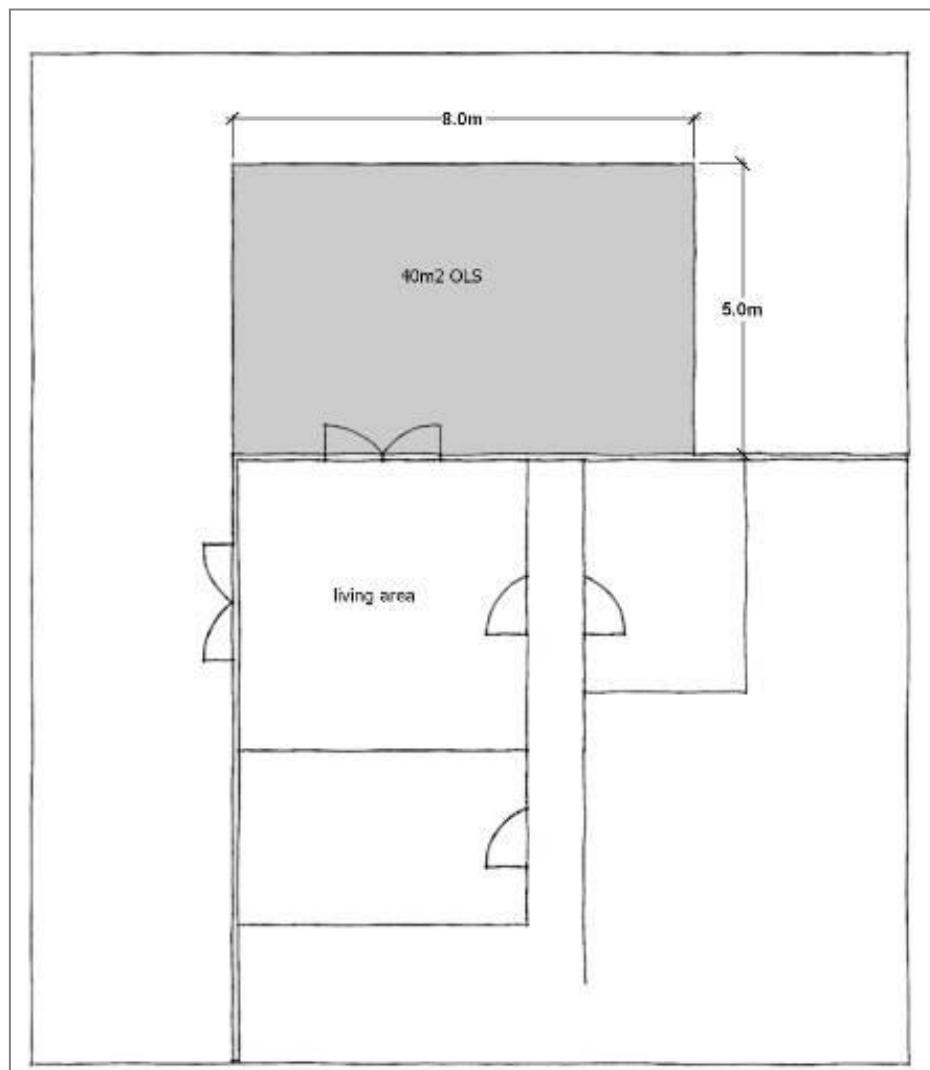


Figure 4-19: Outdoor Living Space (Residential B)

- c) For each residential unit in the Residential C zone, there shall be a minimum of 70m² of outdoor living space with a minimum dimension of 5 metres.
- The required minimum area of outdoor living space shall be designed to receive sunshine in mid-winter and be directly accessible from a living area of the residential unit.

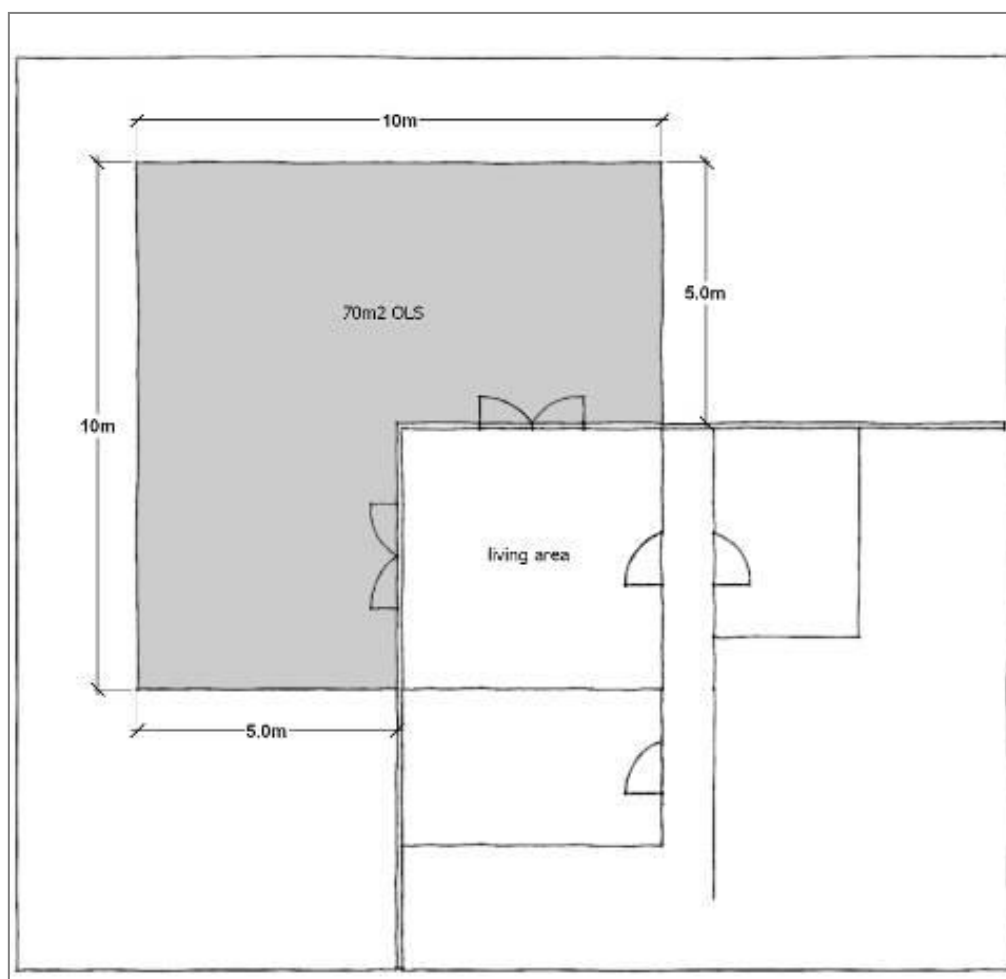


Figure 4-20: Outdoor Living Space (Residential C)

4.9.8 Outdoor Service Space

- a) For each residential unit within the Residential A and B zones, there shall be a minimum area for outdoor service space of 15m² with a minimum dimension of 1.5m, screened from adjoining sites, public places and adjoining outdoor living spaces.

4.9.9 Barrhill

- a) Within the Residential C Zone at Barrhill:
- all new buildings, additions or exterior alterations and fences to existing buildings shall be Restricted Discretionary Activities;

- residential activities shall be limited to detached residential units designed for and occupied exclusively as a single household unit.

4.9.10 Design and Appearance

- a) Within the Residential A zone, all new buildings, or additions to the exterior of existing buildings that are greater than 40m² in area, shall be Restricted Discretionary Activities.

4.9.11 Home Occupations

- a) Home occupations operating in the Residential zones are limited to:
 - no more than 40m² of the gross floor area of the buildings on a site are used for any home occupation;
 - no goods, materials or equipment associated with a home occupation are stored outside a building;
 - all manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles associated with a home occupation are carried out within a building; and
 - no more than one full-time equivalent person who permanently resides elsewhere than on the site is employed in undertaking any home occupation on the property.

4.9.12 Flooding

- a) All new buildings or extensions to existing buildings that are to be constructed on a site identified as being at risk from flooding, shall have a minimum floor height of 150mm above the level of the 1 in 200 year flood event, except for:
 - new buildings or extensions to buildings in the Residential A, B and C Zones with a gross floor area up to, and including 30m²;
 - new buildings or extensions to buildings in the Residential D Zone with a gross floor area up to, and including 50m²;
 - any building with an unsealed or permeable floor.

Note: A report identifying flood risk and the height of the 1 in 200 year flood event can be obtained from the Canterbury Regional Council or a suitably qualified expert.

4.9.13 Racecourse Avenue, Methven Outline Development Plan, Methven

- a) Any development within the Racecourse Avenue, Methven Outline Development Plan shall be undertaken in compliance with that Outline Development Plan attached in Appendix 4-2.

4.9.14 Lochhead Outline Development Plan, Methven

- a) On any site in the Residential C Zone (Lochhead Development) shown on the Lochhead Outline Development Plan in Appendix 4-3, fronting a State Highway, any new residential unit located within 20m of the State Highway shall have all external windows and doors (including those installed in the roof) acoustically treated to achieve a sound transmission reduction of at least 25dBA with windows and doors closed.

- b) Any development within the Lochhead Outline Development Plan shall be undertaken in accordance with the Outline Development Plan attached in Appendix 4-3.
- c) No further subdivision of allotments within the lower density area of the Residential C zone shown on the Lochhead Outline Development Plan as Area B shall occur until the earlier of the 1st January 2020 or when every existing allotment in that area has a residential unit erected upon it. The erection of a residential unit shall be in accordance with the definition “erection of a building” in the District Plan. A consent notice pursuant to section 221 of the Resource Management Act shall be prepared and registered to give effect to this restriction on those titles created within Area B in accordance with the Land Transfer Act 1952.

4.9.15 Trevors Road Outline Development Plan, Ashburton

- a) Any development within the Trevors Road Outline Development Plan shall be undertaken in compliance with that Outline Development Plan attached in Appendix 4-4.

4.9.16 Redmond Outline Development Plan, Ashburton

- a) Any development within the Redmond Outline Development Plan shall be undertaken in general accordance with that Outline Development Plan attached in Appendix 4-5.

4.9.17 The Village Green Outline Development Plan, Ashburton

- a) Any development within The Village Green Outline Development Plan shall be undertaken in general accordance with that Outline Development Plan attached in Appendix 4-6.
- b) The maximum height of any fencing that adjoins the open space/farmland area, as shown on the Outline Development Plan, shall be 1 metre
- c) There shall be no fencing along the eastern boundary of Village Green 4 with Huntingdon Avenue, apart from retaining structures if necessary.

4.9.18 Pajanti Outline Development Plan, Ashburton

- a) Any development within the Pajanti Outline Development Plan shall be undertaken in general accordance with that Outline Development Plan attached in Appendix 4-7.

4.9.19 Reverse Sensitivity

- a) Any new residential unit or habitable accessory building or additions and/or alterations to the same, which is located within 80 metres of the legal boundary of State Highway 77 within the area known as the Lochhead Outline Development Plan (Appendix 4-3.) shall be designed so that noise from vehicle traffic using State Highway 77 (allowing for an increase in noise arising from increased traffic growth during a period of not less than 10 years from the commencement of construction) shall meet the internal noise guidelines outlined in AS/NZS 2107:2000 “Acoustics – Recommended design sound levels and reverberation times for building interiors”. The particular performance standards to be achieved are that internal sound levels shall not exceed 35dB LAeq (24 hour) in bedrooms and 40 dBLAeq (24 hour) for other habitable rooms.

- b) A report from a suitably qualified and experienced acoustic engineer shall be supplied with any application for building consent demonstrating compliance with this rule.

4.9.20 Landscaping

- a) Any landscaping including vegetation undertaken within sites along the State Highway 77 boundary within the area known as the Lochhead Outline Development Plan (Appendix 4-3.) shall not be planted closer to the traffic lanes than 2.5 times the anticipated full grown height.

4.10 Zone Standards

4.10.1 Hut Settlements Generally

- a) No additional residential units shall be constructed in or relocated into the Residential B Zone at Lake Clearwater, Hakatere, Rakaia or Rangitata River Mouths.

4.10.2 Group visits (Commercial activity)

- a) Commercial activities involving group visits to sites used for farming or residential activities shall be limited to retailing of:
- farm and garden produce grown, reared or produced on the site;
 - handcrafts produced on the site;
 - refreshments served to group visits to sites;
 - any other goods, merchandise or equipment, provided that:
 - no more than 20m² of the gross floor area of the buildings on the site are used for the display of the goods, merchandise or equipment for sale; and
 - no goods, merchandise or equipment displayed for sale are visible beyond the boundaries of the site;

4.10.3 Setback from Stopbanks and Water Bodies

- a) All buildings shall be set back a minimum distance of 100m from the centre line of any stopbank that has been erected by the Canterbury Regional Council (refer to diagram in Appendix 3-1).
- b) Where there is no stopbank or a stopbank that has not been erected by the Canterbury Regional Council, all buildings shall be set back a minimum distance of 4m from the bank of any water body, measured at its mean annual flow.

4.10.4 Lighting

- a) All exterior lighting shall be directed away from adjacent properties, roads, and railways and shall not be projected above a horizontal line from the light source.
- b) 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.

4.10.5 Hours of Operation

- a) Any activity, other than residential, farming, visitor accommodation and outdoor recreation, shall be limited to the following hours of operation:
 - 0700 to 2100 Monday to Friday and 0900 to 1700 Saturday, Sunday and public holidays; except where:
 - the entire activity is located within a building; and
 - each person engaged in the activity outside the above hours resides permanently on the site; and
 - there are no visitors, customers or deliveries to the activity outside the above hours.

4.10.6 Heavy Vehicle Storage

- a) In the Residential A, B and C zones, no more than one heavy vehicle shall be stored or parked overnight on any site.
- b) In the Residential D zone, no more than one heavy vehicle shall be stored or parked overnight on any site, except for farming activities.

4.10.7 Noxious or Unpleasant Activities

- a) No activity, other than residential or farming 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, or require an offensive trade licence under the Health Act 1956.

4.10.8 Sewage Treatment Plants

- a) No residential unit shall be constructed or relocated within 300m of any area designated on the Planning Maps for “Sewage Treatment Plant”.

4.10.9 Ashburton Aerodrome Flight Paths

- a) Within the areas of the Ashburton Aerodrome Flight Paths shown on the Planning Maps no building, structure, tree or other vegetation shall penetrate the planes of the approach surfaces defined as follows:
- b) Within each flight path as shown on the Planning Maps, the approach surface extends outwards from the boundary of the area scheduled as the Ashburton Aerodrome, extending in the direction of the centre-line of the flight path and splaying uniformly about the centre-line. The approach surface rises from the inner edge at a gradient of 1:40, commencing at points 4.5m over the centre-line of the roads adjoining the scheduled area or, where there is no adjoining road, at points 1m above the end of the runway.

4.11 Assessment Matters

Note: When considering any application for resource consent, the Council may also choose to consider how a proposal responds to urban design principles and relevant matters contained in the Ministry for the Environment Urban Design Protocol 2005.

4.11.1 Residential Density and Building Coverage

- a) In Residential C and D zones, the extent to which the character of the site will remain dominated by open space and garden plantings, rather than buildings.
- b) The ability to provide adequate opportunity for garden and tree planting around buildings.
- c) The ability of the site to contain a residential unit and sewerage disposal system without adversely affecting the provision of sufficient outdoor living space.
- d) Whether the undersized site can contain a sewerage disposal system without undermining the amenity values anticipated in the zone.
- e) Whether the sewerage disposal system will have any adverse effects on visual amenity.
- f) Whether the sewerage disposal system will create any adverse effects on neighbours, particularly if located close to an internal boundary.
- g) 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.
- h) The ability of the residential unit to gain greater access to sunlight and/or daylight and to provide for solar heating.
- i) 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 density and coverage which is out of character with the local environment.
- j) The ability to provide adequate vehicle manoeuvring space on sites where parking is provided.
- k) 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.
- l) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
- m) 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 balance of open space to buildings.
- n) The ability to mitigate any adverse effects of increased coverage or site density.

4.11.2 Building Height and Recession Lines

- a) 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.
- b) 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.
- c) 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.
- d) 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.
- e) 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.
- f) 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.
- g) The extent to which the increased height is offset by a reduced building footprint, which may increase open space on the site and allow for greater efficiency of land use.
- h) The ability to mitigate any adverse effects of increased height or exceedence of the recession lines, such as through increased separation distances between the building and adjoining sites or the provision of screening.

4.11.3 Setback from Streets

- a) 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.
- b) The extent to which alternative practical locations are available for the building.
- c) 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.
- d) 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.
- e) The adverse effects of the building intrusion on the outlook and privacy of people on adjoining sites.
- f) The ability to provide adequate manoeuvring space for vehicles clear of the road, where on-site parking is provided.

- g) The ability of the public to use the footpath free from obstruction.
- h) 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.
- i) 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.
- j) The ability to mitigate any adverse effects of the proposal on the street scene; and the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.
- k) The extent to which the reduced setback from the road provides for a more efficient use of the site
- l) The extent to which the design of the house creates an attractive, interesting view from the street
- m) The degree to which existing or proposed landscaping, including plantings, mitigate the effects of limited building setback from a road.

4.11.4 Setback from Neighbours

- a) 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.
- b) The extent to which alternative practical locations are available for the building.
- c) 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.
- d) 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.
- e) Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites.
- f) The ability to provide adequate opportunities for garden and tree plantings around buildings.
- g) Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
- h) 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.

- i) Any adverse effects of the proximity of buildings housing animals in terms of noise, smell, flies or vermin on adjoining sites.
- j) The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings.
- k) The extent to which any reduced setback from neighbours allows more flexibility in house design and layout providing a more efficient use of the site, providing greater access to sunlight and overall, enhanced amenity for the residents and neighbours.
- l) With respect to the minimum set back of 1m from internal boundaries, required where a site immediately adjoins an access or part of an access - whether the building is already located on the site with a new access being located alongside the building; whether there is any alternative location for the access; the nature of the building; and any adverse effects of the proximity of the building in terms of obstruction of access or limitations on the use of the building.
- m) Within the area subject to The Village Green Outline Development Plan: the ability to provide view shafts between buildings within the area marked as 'Village Green 4'.

4.11.5 Outdoor Living Space

- a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.
- b) Any alternative provision on, or in close proximity to the site for outdoor living space to meet the needs of likely future residents of the site.
- c) The extent to which the reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.
- d) Whether the residential units are to be used for elderly persons housing and the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site including future residents.

4.11.6 Outdoor Service Space

- a) The extent to which the reduction in outdoor service space will adversely affect the ability of the site to provide for the outdoor service needs of likely future residents of the site.
- b) Any alternative provision on, or in close proximity to, the site for outdoor service space to meet the needs of likely future residents of the site.
- c) The extent to which the lack of screening adversely affects the visual amenity of adjoining sites, public places and living spaces.

4.11.7 Barrhill

- a) Context – The degree to which development maintains and enhances the historical and architectural character and layout of Barrhill.
- b) Alterations/Extensions to Existing Buildings – The extent to which any alterations and/or extensions will conserve the simplistic building form, scale, composition and external appearance of the building and the contribution it makes to the overall character and appearance of Barrhill.
- c) Siting and Location – The extent to which development:
 - maintains the early pattern of development by providing a sufficient front boundary setback to enable a sense of openness to the street;
 - is orientated towards the street;
 - on corner sites is orientated towards all adjacent streets and public spaces and the development emphasises the corner;
 - has a pedestrian entrance that is clearly identifiable and directly accessible from the street;
 - car parking and garaging is located back from the front wall of the main building and is of a lesser scale.
- d) Building Scale, Form and Appearance – The extent to which development:
 - is responsive to the scale of important existing civic buildings (Church and former School);
 - adopts a simple, well-proportioned form, which avoids complicated over-elaborate layouts and excessively detailed external finishes;
 - relates to its immediate neighbours in terms of architectural form and building outline, being of a similar scale to the original houses;
 - includes a balanced relationship between horizontal and vertical elements and the proportion of solid, window and void within the façade.
- e) Buildings Materials and Colour – The extent to which development incorporates:
 - building materials and colour, which are compatible with the existing materials used on original buildings within Barrhill;
 - building materials and colours that have been kept to a minimum and have adopted a simplistic approach.
- f) Landscaping and Boundary Treatment – The extent to which development:
 - includes landscaping across the site that will contribute to the rural character of Barrhill;
 - includes front boundary planting, which does not impact on the importance of the existing avenues of mature trees as the dominant planting within Barrhill;

- avoids the use of hard surfaces such as concrete pads, or paving for driveway areas;
 - includes fencing and/or landscaping along the road boundary (or adjacent to open space) that will not obstruct ground level views;
- g) Visual Impact - The extent to which any visual impacts have been mitigated.

4.11.8 Design and Appearance

- a) Context – The degree to which development enhances the visual amenity and residential character of the area and acknowledges its relationship with nearby buildings.
- b) Location and Streetscape – The extent to which development makes a positive contribution to the overall streetscape in respect of the following:
- buildings are orientated towards the street and promote a continuity of frontage and enclosure to the public realm;
 - if located on a corner site building/s is/are orientated towards all adjacent streets and spaces and emphasises the corner of the building through additional design features;
 - includes a pedestrian entrance/s that is/are clearly identifiable and directly accessible from the street, or in the case of rear units, shared access ways;
 - car parking and garaging areas do not dominate the development, particularly as viewed from the street, or neighbouring properties.
- c) Building Scale, Form and Appearance – The extent to which development:
- is respectful of the scale of neighbouring properties;
 - avoids excessive repetition of building form and there is a balanced relationship between horizontal and vertical features of the façade;
 - includes separation space between buildings within sites to reduce perceived building bulk;
 - avoids facades and elevations whose length or bulk is visually excessive;
 - includes roofs that have been designed to limit continuous ridgelines and minimise the visual bulk of a building;
 - includes architectural features, a variety of materials and colours, which promote a human scale and visual interest;
 - includes facades facing the street which have a high degree of glazing that is evenly distributed.
- d) Open Space and Visual Privacy – The extent to which development:
- includes outdoor living spaces which are located in a way that will optimise useable space and provide a pleasant outlook for unit occupants;
 - includes units that have adequately designed internal and external outdoor living spaces, levels of privacy and access to sunlight;
 - includes communal open space, which is attractive and usable by occupants.

- e) Buildings Materials – The extent to which development incorporates the use of high quality, durable and easily maintained materials on the exterior of buildings.
- f) Landscaping and Boundary Treatment – The extent to which development:
 - takes account, where possible, of the existing vegetation and landscape characteristics of the site;
 - includes landscaping throughout the development, particularly along the front boundary and includes the provision of larger vegetation;
 - includes landscaping to soften car parking, garages, side boundaries and service areas;
 - includes fencing and/or landscaping along the road boundary (or adjacent to open space) that will not obstruct ground level views.
- g) Visual Impact - The extent to which any visual impacts have been mitigated.

4.11.9 Home Occupations

- a) The extent to which larger home occupations may impact on the amenity of surrounding sites, particularly in relation to any noise, smell, flies or vermin.
- b) Any adverse effects of the scale of the activity, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings, which is out of character with the local environment.
- c) Any adverse effects on adjoining sites of the scale of the activity, 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.
- d) 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.
- e) The need for any increase in size of building, hours of operation, noise and, the potential adverse effects in the surrounding environment, particularly adjoining residential properties.

4.11.10 Flooding

- a) The likelihood of the proposed activity, including the addition or establishment of any residential unit, being threatened from coastal erosion, flooding or ponding.
- b) Any available information regarding coastal erosion rates, flooding and ponding levels, and frequency of flooding events, in relation to the site of the building.
- c) The likelihood of the proposed activity, including the addition or establishment of any residential unit, being inundated by the sea.
- d) The value of assets that will be vulnerable to flooding, coastal erosion or inundation by the sea, as a result of the establishment of the proposed activity.

- e) The ability of buildings to be relocated, and estimated cost, and the possible destination of a relocated building.
- f) Any other matter that is relevant to an activity, or residential unit, being vulnerable to flooding or erosion from a river, coastal erosion or inundation from the sea.

4.11.11 Racecourse Avenue, Methven Outline Development Plan

- a) The nature of the non-compliance with the Outline Development Plan in terms of activity and/or layout.
- b) The co-ordination of roading with the road network in the surrounding area.
- c) The extent of, and location of, open space areas within the development.
- d) The extent to which the provision of services can be efficiently provided.
- e) That the Stormwater Management Area shown on the Outline Development Plan is protected from any development so as to avoid direct vehicular access to or from State Highway 77 and to mitigate reverse sensitivity effects with state Highway 77.
- f) The effects on permitted adjacent activities and the need for any consent conditions to avoid reverse sensitivity effects.

4.11.12 Lochhead Outline Development Plan

- a) The nature of the non-compliance with the Outline Development Plan in terms of activity and/or layout.
- b) The extent to which the non-compliances may adversely affect the safety and efficiency of the State Highway.
- c) The effect of any altered layout on amenity values of the locality taking into account the site density of the development, the compatibility of adjoining activities and the extent to which adverse effects such as traffic movements, noise, loss of privacy and open space may affect adjoining sites.
- d) Where relevant, refer to the assessment matters for the residential zone for density, building coverage, building setbacks, height, and outdoor living space.

4.11.13 Trevors Road outline development plan

- a) The nature of the non-compliance with the Outline Development Plan in terms of activity and/or layout.
- b) The effect of any altered layout on amenity values of the locality taking into account the site density of the development, the compatibility of adjoining activities and the extent to which adverse effects such as traffic movements, noise, loss of privacy and open space may affect adjoining sites.

- c) Where relevant, refer to the assessment matters for the residential zone for density, building coverage, building setbacks, height, and outdoor living space.

4.11.14 Redmond Outline Development Plan

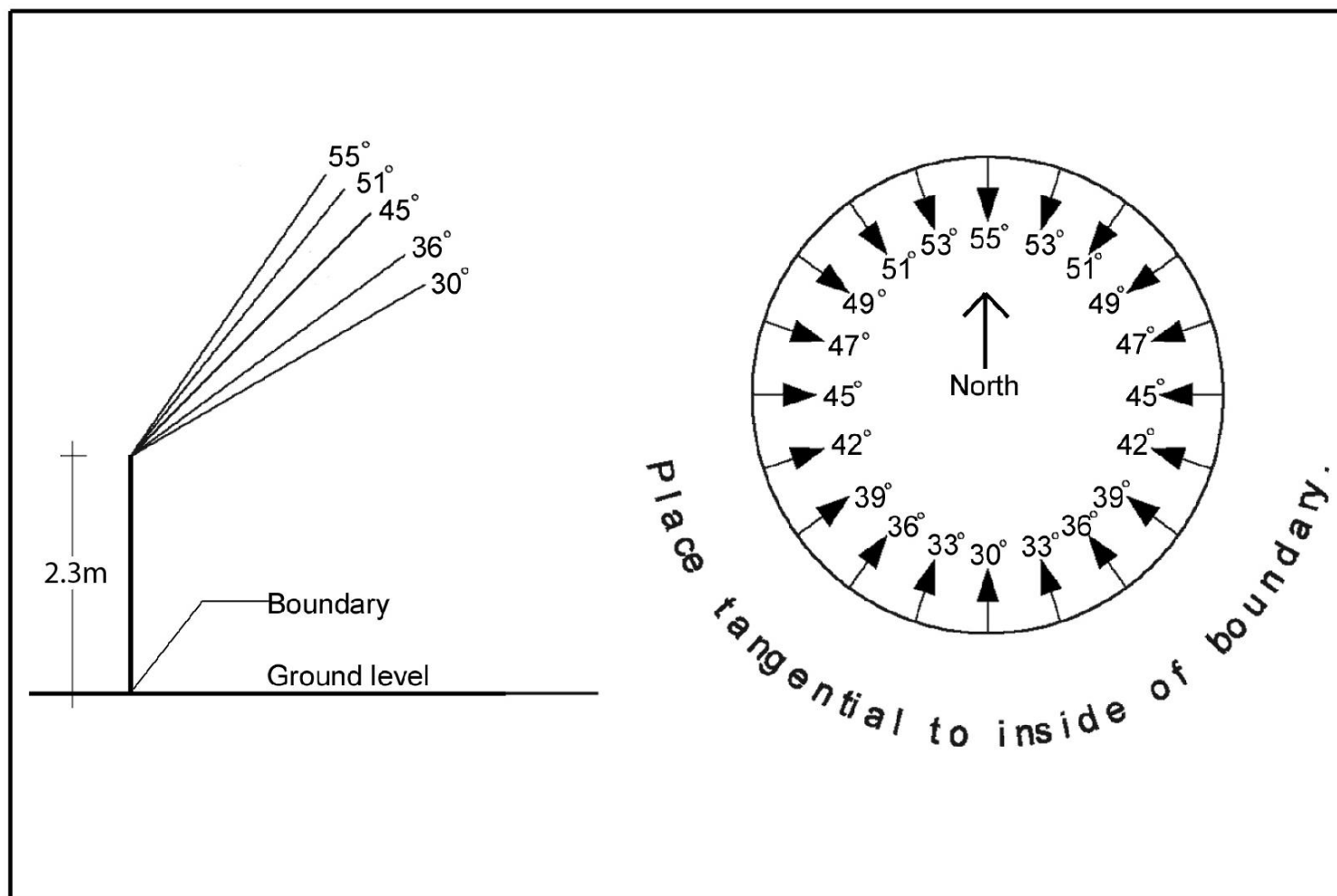
- a) The nature of the non-compliance with the Outline Development Plan in terms of activity and /or layout.
- b) The effect of any altered layout on amenity values of the locality taking into account the site density of the development, the compatibility of adjoining activities and the extent to which adverse effects such as traffic movements, noise, loss of privacy and open space may affect adjoining sites.
- c) Where relevant, refer to the assessment matters for the residential zone for density, building coverage, building setbacks, height, and outdoor living space.

4.11.15 The Village Green Outline Development Plan

- a) The nature of the non-compliance with the Outline Development Plan in terms of activity and /or layout.
- b) The effect of any altered layout on amenity values of the locality taking into account the site density of the development, the compatibility of adjoining activities and the extent to which adverse effects such as traffic movements, noise, loss of privacy and open space may affect adjoining sites.
- c) Where relevant, refer to the assessment matters for the residential zone for density, building coverage, building setbacks, height, and outdoor living space.

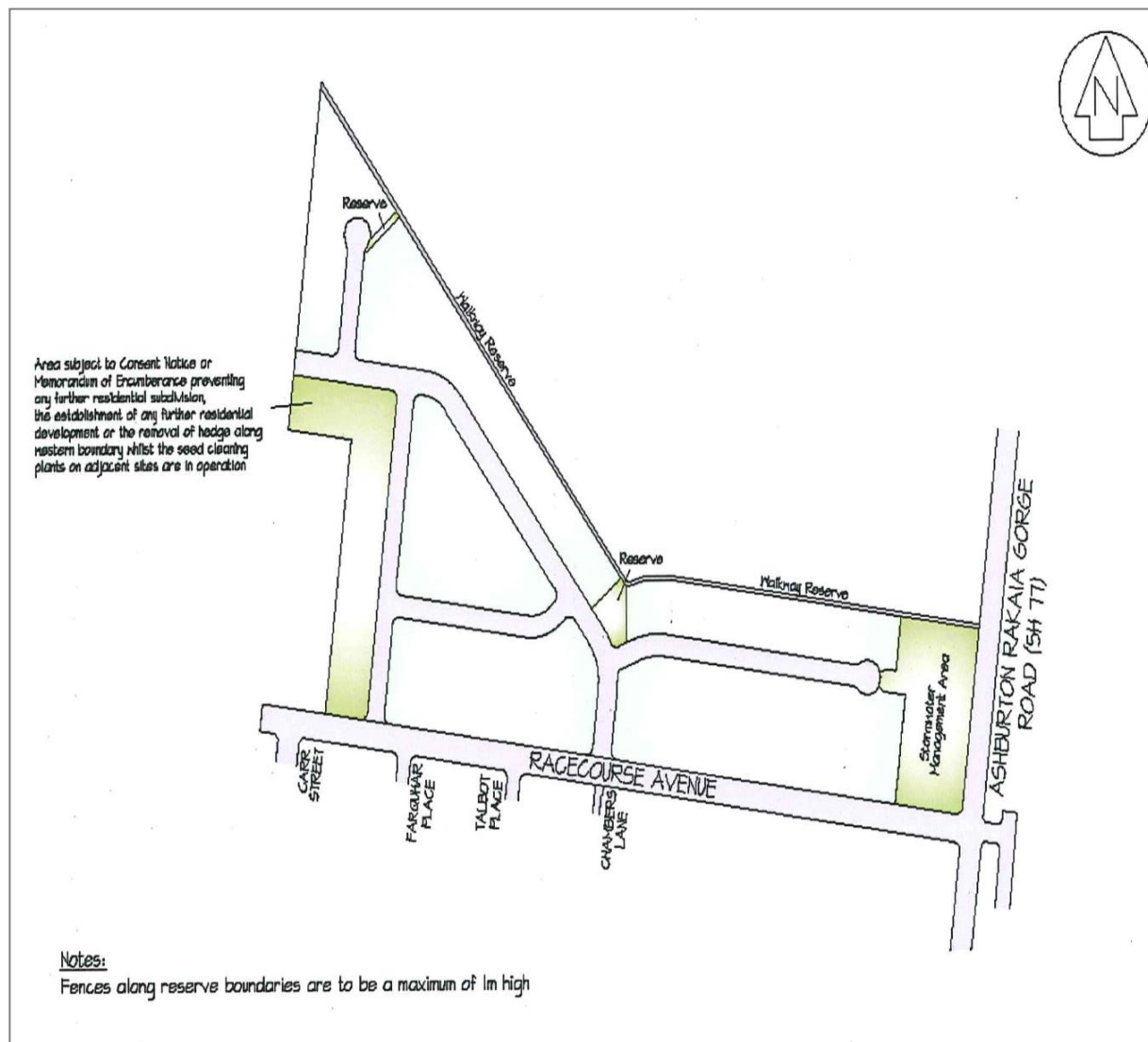
Section 4 Appendices

Appendix 4-1: Recession Plane Diagram



[Click here to go back to start of Section 4: Residential Zones](#)

Appendix 4-2: Racecourse Avenue, Methven Outline Development Plan (Residential C Zone)



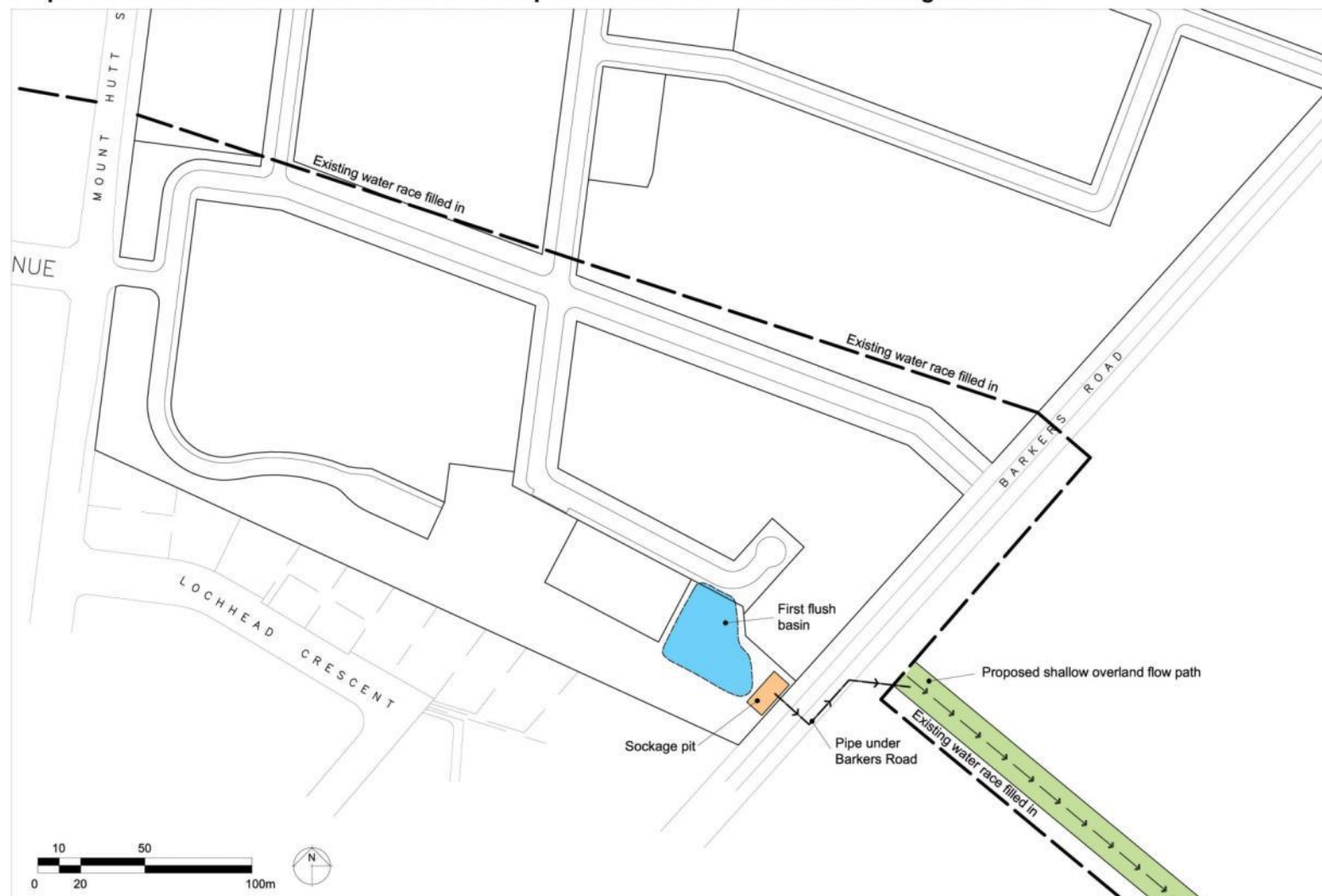
Appendix 4-3: Lochhead Outline Development Plan (Residential C Zone)

Proposed Lochhead Subdivision - Outline Development Plan 01/02 - Density, Roading and Zoning Key



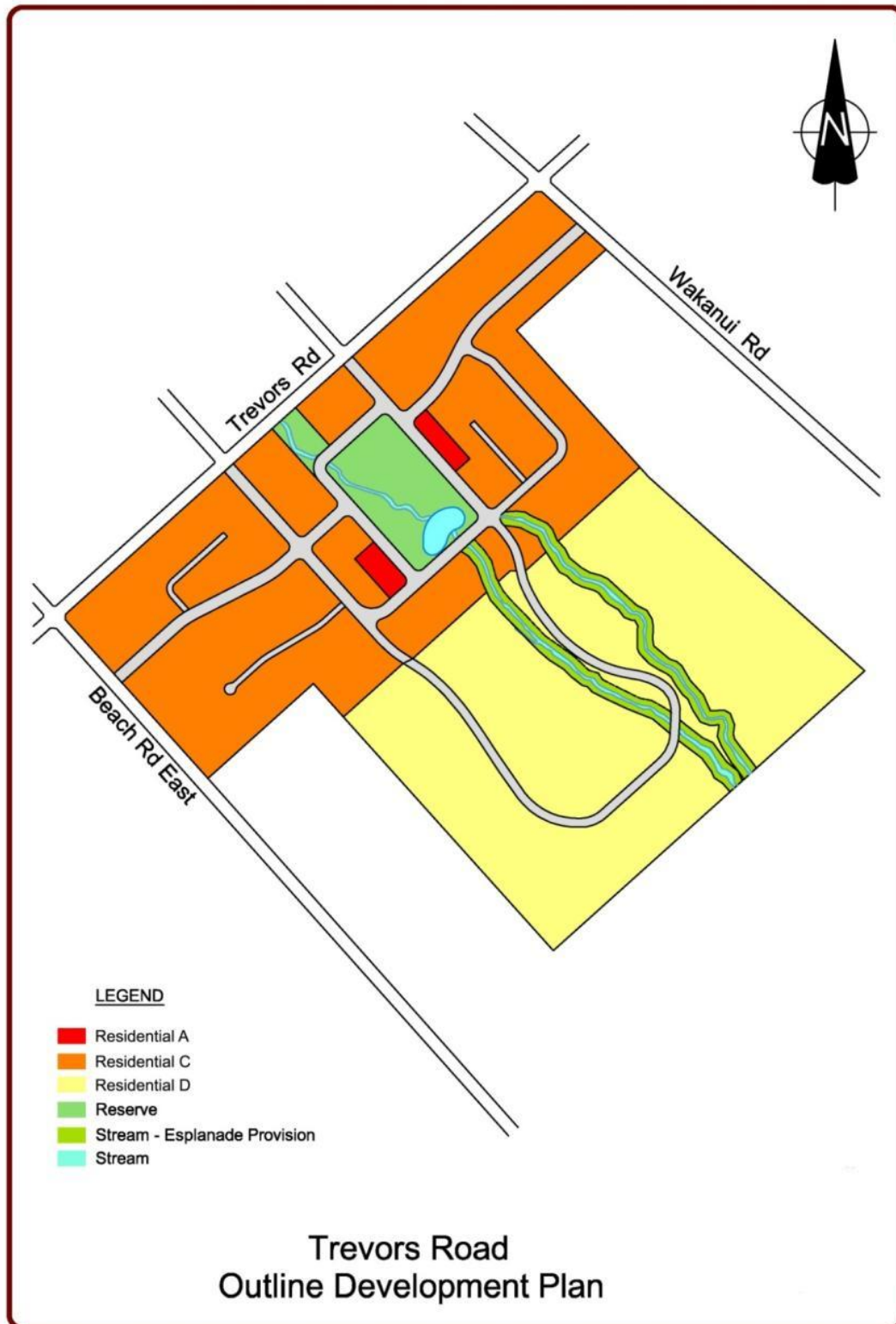
[Click here to go back to start of Section 4: Residential Zones](#)

Proposed Lochhead Subdivision - Outline Development Plan 02/02 - Stormwater Management Plan



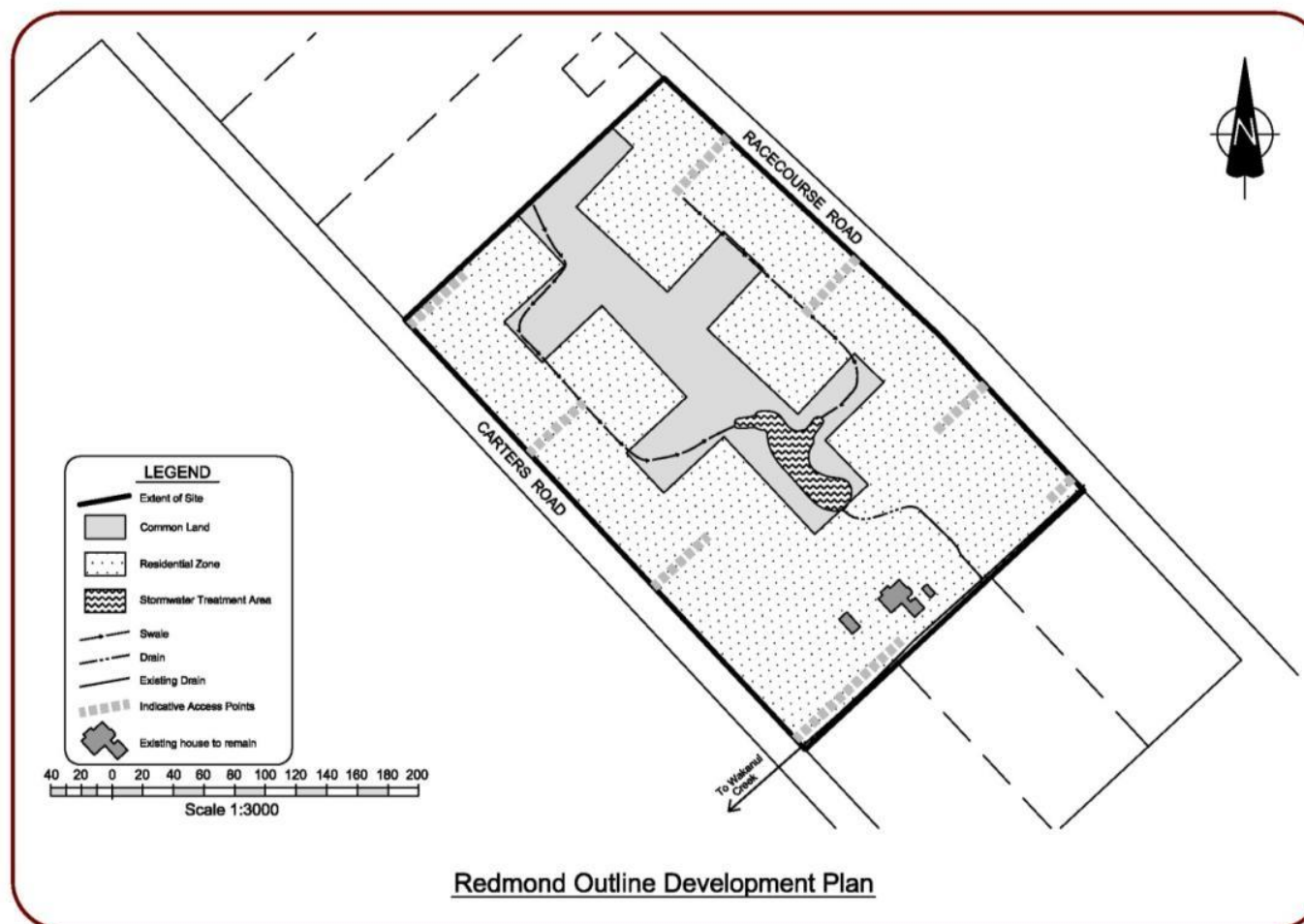
[Click here to go back to start of Section 4: Residential Zones](#)

Appendix 4-4: Trevors Road Outline Development Plan (Residential A, C and D Zones)



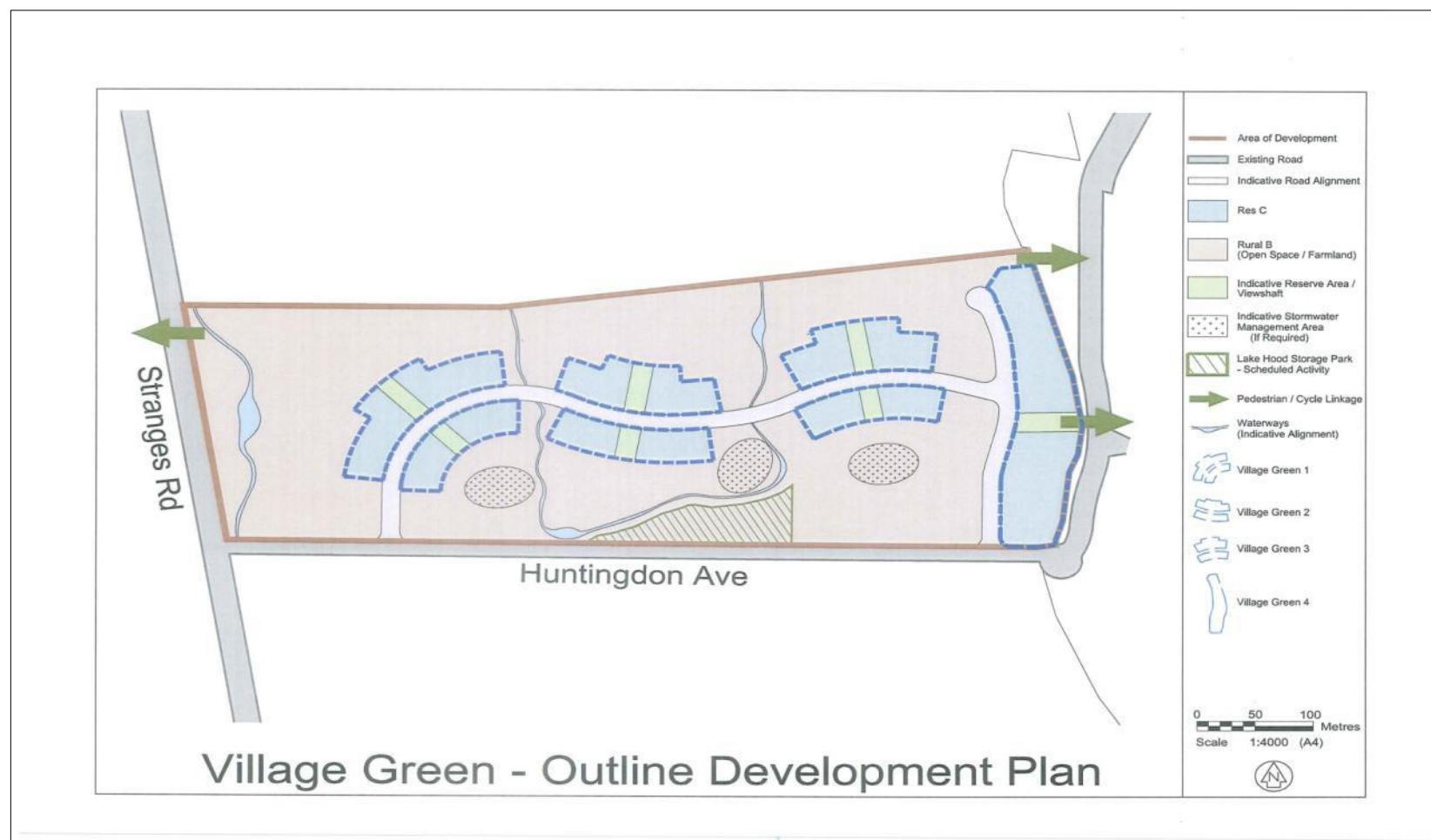
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Appendix 4-5: Redmond Outline Development Plan (Residential C Zone)



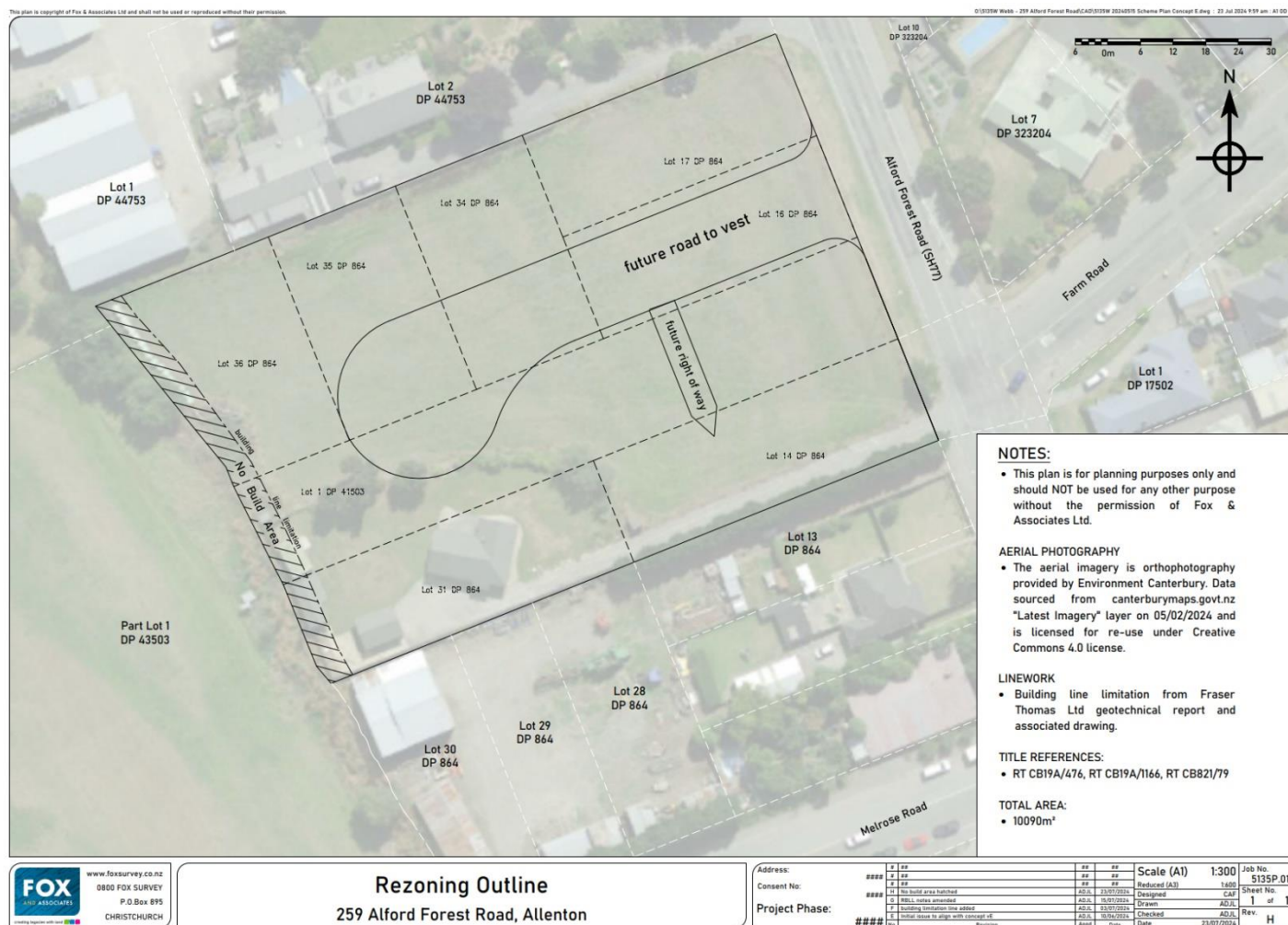
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Appendix 4-6: The Village Green Outline Development Plan (Residential C Zone)



[Click here to go back to start of Section 4: Residential Zones](#)

Appendix 4-7: Pajanti Outline Development Plan (Residential C Zone)



[Click here to go back to start of Section 4: Residential Zones](#)