

8. Residential Zone

8.1. Introduction

8.1.1. Waitomo District contains a range of sizes and types of settlements. Within them the residential environments vary from suburban Te Kuiti to unserviced groups of houses in the rural area. There are acknowledged problems of water or sewer services in some of the smaller settlements such as Mokau and Benneydale.

There is no significant pressure for residential growth in the settlements. Therefore most residential issues revolve around ensuring adequate levels of amenity while also allowing flexibility to enable people to carry out a range of activities.

8.2. Resource Management Issues

8.2.1. For coastal residential settlements, such as Mokau, Awakino and Marokopa the preservation of the natural character of the coastal environment and the potential for pollution of coastal waters from effluent.

8.2.2. The pollution of groundwater and associated possible health risks from septic tank effluent. Some unserviced settlements include houses on small sections that may not comply with minimum on-site sewage disposal areas required by the Regional Councils.

8.2.3. The effect of main roads carrying heavy traffic volumes through residential areas may be significant. These effects may include noise, safety of pedestrians, conflicts of through traffic with local traffic and airborne pollution in the form of fumes and dust.

8.2.4. Further development of residential areas that are unserviced or inadequately serviced in respect of water supply, sewage disposal or roading has the potential to create health, safety or pollution problems.

8.2.5. The construction of houses close to boundaries, particularly houses that are more than single storeyed, may create overshadowing and loss of daylight and sunlight to neighbouring properties.

8.2.6. In urban areas the creation of small residential lots and more intensive development may lead to fewer large gardens and trees, and a consequential reduction in the spacious character that is an important aspect of the visual amenity of the residential areas. In addition more intensive development may lead to conflicts between vehicles and pedestrians.

8.2.7. Where residential activities are adjacent to commercial and industrial activities there is potential for some adverse environmental effects such as noise, dust and visual effects.

8.2.8. Some areas on the fringes of Te Kuiti township which could otherwise be attractive for residential development have significant limitations in terms of slope stability.

8.3 Objectives

8.3.1 To ensure that residential development in coastal settlements does not adversely affect the natural character of the coastal environment. *Issue 8.2.1*

8.3.2 To ensure that the quality of coastal and ground waters are not adversely affected by effluent discharged from septic tanks, holding tanks, or sewage and stormwater systems within residential areas. *Issues 8.2.2, 8.2.4*

8.3.3 To avoid, remedy or mitigate adverse effects such as traffic noise, pedestrian safety and conflicts of heavy traffic volumes by design, provision and maintenance of measures to ensure residential roads and streets are developed and used in a manner that is complementary to residential activity. *Issue 8.2.3*

8.3.4 To ensure that developments within residential areas do not significantly impact on neighbouring properties through loss of sunlight or overshadowing. *Issue 8.2.3*

8.3.5 To avoid, remedy or mitigate adverse effects of industrial and commercial activities on the amenity or character of existing residential areas. *Issue 8.2.7*

- 8.3.6 To ensure living spaces for residential activities are provided in a manner which recognises a need for reasonable outdoor open space and vehicle access requirements. *Issue 8.2.6*
- 8.3.7 To ensure that development within the residential areas of Te Kuiti avoid, remedy or mitigate problems associated with slope instability. *Issue 8.2.8*
- 8.3.8 To ensure that development within residential areas does not adversely affect the safe and efficient operation of the District's main transportation routes. *Issue 8.2.3*

8.4 Policies

- 8.4.1 To avoid, remedy or mitigate the adverse effects of residential development encroaching on significant landforms or other sensitive parts of the coastal environment. *Objective 8.3.1*
- 8.4.2 To avoid, remedy or mitigate the effects of residential development which relies on the use of on-site sewage disposal fields in areas subject to inundation. *Objective 8.3.2*
- 8.4.3 To ensure adequate services are in place to avoid pollution or contamination of ground or surface waters, or coastal waters. *Objective 8.3.2*
- 8.4.4 To avoid, remedy or mitigate the adverse effects of noise emissions in residential areas. *Objectives 8.3.3, 8.3.5*
- 8.4.5 To avoid, remedy or mitigate the adverse effects of development on neighbouring properties such as shading, and loss of daylight. *Objective 8.3.4*
- 8.4.6 To encourage the provision of sufficient outdoor open space and access for every household unit. *Objective 8.3.6*
- 8.4.7 To encourage safe and convenient vehicle and pedestrian access within residential areas. *Objectives 8.3.3, 8.3.8*
- 8.4.8 To avoid the siting of residential development on land subject to slope instability unless measures can be implemented to avoid instability. *Objective 8.3.7*
- 8.4.9 To avoid, remedy or mitigate the environmental effects of non-residential land uses located within the residential area and in neighbouring zones, such that a standard of amenity value consistent with the residential receiving environment is achieved. *Objective 8.3.5*

8.5 Rules

8.5.1 Activity Classifications

8.5.1.1 Permitted Activities

- (a) Any activity which complies with the Conditions for Permitted Activities set out in Rules 8.5.2 and 8.5.3, except for Industrial Activities,
- (b) A hospital on Lot 1 DPS 75279, Lot 1 DPS 8442, and Lot 2 DPS 1923 (Te Kuiti Hospital site as identified on Planning Map 36) which complies with the conditions for Permitted Activities set out in Rules 8.5.2 and 8.5.3.1 (a) to (e).
- (c) A fire station which complies with the conditions for Permitted Activities set out in Rules 8.5.2 and 8.5.3.1 (a) to (e) on the following legal descriptions:
- Section 63 Block X Mapara Survey District (Benneydale Fire Station site as identified on Planning Map 30A)
 - Lots 5 and 7 DP 11222 (Piopio Fire Station site as identified on Planning Map 18A)

8.5.1.2 Restricted Discretionary Activities

Any activity that does not comply with one or two of the Conditions for Permitted Activities in Rules 8.5.2 and 8.5.3. Discretion is restricted to the subject matter of the Condition that is not complied with.

8.5.1.3 Discretionary Activities

Any activity that does not comply with three or more of the Conditions set out in Rules 8.5.2 and 8.5.3, and any Industrial Activity that complies with the Conditions set out in Rules 8.5.2 and 8.5.3.

8.5.1.4 Non-complying Activities

Any other activity that does not comply with Rules 8.5.1.2 or 8.5.1.3.

8.5.2 General Provisions

The General Provisions below must also be complied with for the proposal to be a permitted activity:

- 16 Roads and Vehicle Access
- 17 Hazardous Substances
- 18 Air Quality
- 19 Signs
- 20 Noise
- 21 Heritage Resources
- 24 Landscaping
- 25 Financial and Reserves Contributions
- 26 Subdivision
- 27 Natural Hazards

Note: The Regional Plan includes specific rules relating to earthworks, especially where there may be adverse effects on bodies of water.

8.5.3 Conditions for Permitted Activities

8.5.3.1 Buildings

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|---|----------------------------------|
| (a) Front Yard: 5 metres minimum | <i>Policies 8.4.4,
8.4.6</i> |
| (b) Side Yards and rear yards: 1.5 metres minimum | <i>Policies 8.4.5,
8.4.6</i> |
| (c) Height in Relation to Boundary: No part of any building shall exceed 3m plus 1m for every metre the structure is from the site boundary. | <i>Policies 8.4.5,
8.4.6</i> |
| (d) Maximum Height: 9 metres. | <i>Policy 8.4.5</i> |
| (e) Maximum Site Coverage: 35% | <i>Policy 8.4.5</i> |
| (f) Maximum Building Area for non-residential activities: 160m ² gross floor area. | <i>Policy 8.4.9</i> |
| (g) Maximum number of carparks provided for non-residential activities unless required otherwise by Rule 16.5.6.3: 5. | <i>Policies 8.4.7,
8.4.9</i> |
| (h) Maximum number of persons employed in a business or commercial activity: 3. | <i>Policy 8.4.9</i> |
| (i) Maximum number of persons accommodated in a residential institution or tourist accommodation or otherwise as paying guests or clients: 5. | <i>Policy 8.4.9</i> |

8.5.3.2 **Drainage/Effluent Fields**

- (a) Effluent and drainage fields shall not be located within areas subject to inundation and instability. *Policies 8.4.2, 8.4.8*
- (b) Where septic tanks are proposed they must be accommodated within an area no smaller than 2,500m² which is wholly contained within the site. *Policy 8.4.3*
- (c) Where available all developments shall be connected to Council stormwater and sewage disposal systems. *Policy 8.4.3*

8.5.3.3 **Hours of Operation**

Non-residential activities shall operate only between the hours of: *Policies 8.4.4, 8.4.9*

Monday to Friday: 8:00 am to 5:30 pm
Saturday, Sundays
and all Public Holidays: 8:00 am to 12 noon

Hospitals and Fire Stations identified in Rule 8.5.1.1, Police Stations identified in Section 23 of this Plan, and other emergency services are exempted from this Rule.

8.5.3.4 **Instability**

See Rule 27.5.2 *Policy 8.4.8*

8.5.4 Assessment Criteria for Discretionary Activities

8.5.4.1 The relevant Objectives and Policies of the Residential Zone and the Objectives and Policies of the General Provisions where a condition is contravened.

8.5.4.2 The anticipated adverse effects resulting from the area of non-compliance and its impact on the following matters:

- (a) the level of privacy or access to daylight
- (b) the quality of coastal or ground waters
- (c) the existing residential amenity (both visual and noise)
- (d) the District's main transport routes
- (e) the existing infrastructure
- (f) the historic or visual character of the existing residential areas
- (g) the stability of the site or its proneness to inundation.

8.6 **Anticipated Environmental Outcomes**

- (a) A residential environment with a high level of amenity
- (b) Retention of the natural character of the coastal environment
- (c) Maintenance of the quality of the District's ground and coastal water quality
- (d) Residential development which preserves privacy, avoids overshadowing and maintains the spacious character of existing residential areas
- (e) A residential environment in which noise does not adversely affect people
- (f) Residential development which is not prone to inundation or instability concerns
- (g) The safe and efficient movement of vehicles and pedestrians within the District's residential areas.