

Residential Zone (RES)

Overview

The Residential Zone (RES) provides for large lot, low density residential living on the periphery of the Urban Area where more intensive residential development is inappropriate. The zone forms a transition between urban density and the rural environment.

The principal focus of the RES is residential activities. Development patterns will generally be characterised by large un-serviced residential lots containing mid to large scale principal residential units, surrounded by large areas of open space. Commercial activities are actively discouraged in the RES. However, small scale non-residential activities are provided for where they are ancillary to residential activities.

Objectives

RES-O1 – Character	Maintain and enhance the low density and spacious character of the Zone.
RES-O2 – Amenity	Subdivision and development maintain on-site amenity and the amenity of adjoining RES sites.
RES-O3 – Non-Residential Activities	Residential activities remain the dominant activity in RES and any non-residential activities are compatible with residential amenity.

Policies

RES-P1 – Density and Character	To achieve a low density and spacious character by: <ol style="list-style-type: none"> 1. Managing the density of development and minimum lot sizes. 2. Managing the height, bulk and form of development. 3. Enabling residential development on allotments of a size consistent with the low-density character of the Zone and that are able to accommodate on-site wastewater treatment and disposal.
RES-P2 – Non-Residential Activities	To protect the predominately residential nature of the zone by managing the establishment of non-residential activities and ensuring that any non-residential activities are of a nature, design, scale and appearance that is compatible with a residential context.
RES-P3 – Supported Residential Care and Retirement Village Premises	To enable a range of appropriate residential activities by providing for supported residential care and retirement village premises where they are designed, located and managed to: <ol style="list-style-type: none"> 1. Provide a high level of amenity for residents. 2. Ensure any adverse effects on surrounding Living and Green Space Zones are avoided. 3. Maintain the existing residential character of the surrounding environment.

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	4. Avoid, remedy or mitigate any adverse effects on infrastructure, including the transport network.
RES-P4 – Impervious areas	To restrict impervious areas within sites in order to: <ol style="list-style-type: none"> 1. Manage stormwater runoff. 2. Protect and enhance amenity values. 3. Safeguard esplanade areas and waterfront walkways.
RES-P5 – Subdivision	To encourage design and layout of subdivision which achieves the following: <ol style="list-style-type: none"> 1. Lots are shaped and sized to allow generous sunlight to living and outdoor spaces, and provide high levels of on-site amenity and privacy. 2. Where possible, lots are located so that they over-look and front the road and open spaces. 3. The creation of multiple rear sites is limited, and where practicable avoided.

Rules

RES-R1	Any Activity Not Otherwise Listed in This Chapter	
	Activity Status: P	
	Where:	
	<ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan. 	
RES-R2	Building Height	
	Activity Status: P	Activity Status when compliance not achieved: D
	Where:	
	<ol style="list-style-type: none"> 1. The maximum building height is 8m. 	
RES-R3	Building Setbacks	
	Activity Status: P	Activity Status when compliance not achieved: D
	Where:	
	<ol style="list-style-type: none"> 1. The building is set back at least: <ol style="list-style-type: none"> a. 4.5m from the road boundary. b. 3m from side and rear boundaries, allowing for one 2m setback. 	

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- c. 27m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

RES-R4	Building Height in Relation to Boundary	
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No part of the building exceeds a height equal to 2m plus the shortest horizontal distance between that part of the building and any side or rear boundary. <p><i>Compliance Standards:</i></p> <ol style="list-style-type: none"> 1. <i>Measurements for this rule can be taken from the furthest boundary when adjoining an access lot/access leg.</i> 	<p>Activity Status when compliance not achieved: D</p>	
RES-R5	Building Coverage	
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building coverage is 25% of the net site area. 	<p>Activity Status when compliance not achieved: D</p>	
RES-R6	Impervious Areas	
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The impervious area within the site does not exceed 35% of the net site area, or 1,000m², whichever is the lesser. 2. The impervious area is set back at least 5m from Mean High Water Springs or the top of the bank of any river that 	<p>Activity Status when compliance not achieved: D</p>	

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has a width exceeding 3m (excluding bridges, culverts and fences).

RES-R7	Landscaping	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> At least 40% of the net site area is in landscaping. 	<p>Activity Status when compliance not achieved: D</p>
RES-R8	Fences	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any fence has a maximum height of 2m. Fencing is not fortified with barbed wire, broken glass or any form of electrification except for stock exclusion purposes where abutting the Rural Production Zone. 	<p>Activity Status when compliance not achieved: D</p>
RES-R9	Car Parking	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any car parking spaces are located at least 2m from any road boundary. 	<p>Activity Status when compliance not achieved: D</p>
RES-R10	Indigenous Vegetation Clearance	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The clearance of indigenous vegetation: <ol style="list-style-type: none"> Does not exceed 500m² per site within each 10 year period from [Operative Date]; and 	<p>Activity Status when compliance not achieved: D</p>

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- b. Is not within 20m of a water body;
or
- c. Is associated with:
 - i. Routine maintenance within 7.5m of the eaves of existing buildings:
 - a) Including the removal of any tree where any part of the trunk is within the 7.5m distance.
 - b) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance.
 - ii. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established activities
 - iii. Pest plant removal and biosecurity works
 - iv. Vegetation removal for customary rights
 - v. Conservation planting, including planting for ecological restoration purposes.

RES-R11	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any outdoor area of storage or stockpile: <ul style="list-style-type: none"> a. Complies with rules RES-R2 – R4. b. Is screened from view from public places and surrounding sites. 	<p>Activity Status when compliance not achieved: D</p>
RES-R12	Farming	
	<p>Activity Status: P</p>	

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RES-R13	Supported Residential Care	
RES-R14	Retirement Village Premises	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The activity generates less than 25 traffic movements per day, per site. 	<p>Activity Status when compliance not achieved: D</p>
RES-R15	Principal Residential Unit	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum density is 1 principal residential unit, per 2,000m² net site area, provided that one principal residential unit is permitted on a site of any size. 	<p>Activity Status when compliance not achieved: D</p>
RES-R16	Minor Residential Unit	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum density is 1 minor residential unit per principal residential unit on the site. The nearest distance between the minor residential unit and the principal residential unit (excluding any accessory buildings) does not exceed 15m. The maximum GFA of the minor residential unit (including decking and garage areas) is 90m². 	<p>Activity Status when compliance not achieved: D</p>
RES-R17	Retail Activity	
RES-R18	Commercial Services	
RES-R19	Food and Beverage Activity	

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RES-R20	Care Centre
RES-R21	Visitor Accommodation
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is ancillary to a residential unit on the site. 2. The principal operator of the activity is a permanent resident on the site. 3. The activity does not include, before 8am or after 6pm on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 4. The activity generates less than 20 traffic movements per day, per site. 5. There is no car parking between the residential unit and the road. 6. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity. 7. The activity does not exceed the use of 15% of the total GFA of all buildings on the site. 8. The total area of signage is less than 0.25m², per site. 9. There is no illuminated or moving signage. 10. No more than 6 tariff-paid visitors are staying on-site at any one time. 11. Each visitor accommodation unit provides an outdoor living court of at least 6m² and at least 1.8m depth.
	<p>Activity Status when compliance with up to two of the rules is not achieved: D</p> <p>Activity Status when compliance with more than two of the rules is not achieved or when compliance with rules RES-R17 – R21.1 – 3 is not achieved: NC</p> <p>Notification:</p> <p>Any non-complying land use activity in the RES must be publicly notified.</p>
RES-R22	Place of Assembly
	Activity Status: D
RES-R23	Entertainment Facilities
RES-R24	Service Stations
RES-R25	Funeral Home

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RES-R26	Recreational Facilities
RES-R27	Emergency Services
RES-R28	Educational Facilities
RES-R29	Hospitals
<p>Activity Status: NC</p> <p>Notification:</p> <p>Any non-complying land use activity within the RES must be publicly notified.</p>	

RES-R30	Plantation Forestry
RES-R31	Intensive Livestock Farming
RES-R32	Farm Quarrying
RES-R33	Seasonal Activity
RES-R34	Industrial Activities
<p>Activity Status: Pr</p>	