

**RESZ**

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# Residential Zones

DRAFT  
WAITAKI DISTRICT PLAN

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**Waitaki**

DISTRICT COUNCIL  
TE KAUNIHERA Ā ROHE O WAITAKI

## Residential Zones

### Introduction

This chapter contains objectives, policies and rules relating to the General Residential Zone and Medium Density Residential Zone.

The purpose of the Residential zones is to provide zones where residential amenity values and the quality of the built environment reflects the purpose and character intended for the Residential zones. A range of housing types, densities and activities are provided for to meet the diverse needs of the community, with provisions to ensure that the effects of development on adjoining sites are minimised, including visual amenity, privacy and access to daylight and sunlight. Home businesses and other non-residential activities that support the social and economic health and well-being of the community are enabled where the activities minimise adverse effects on residential character and amenity values. Non-residential activities that are incompatible with residential amenity values, or which are more appropriately located in other zones, are discouraged.

## Objectives

### **RESZ-O1 Supply of residential land**

Waitaki District has well-functioning urban residential environments with sufficient land, in a diversity of localities, that enable the residential needs of the District's present and future urban populations to be met while recognising constraints imposed by the natural and physical environment.

### **RESZ-O2 Scale, form and design of development in Residential Zones**

New development in Residential Zones is of a form, scale and design that:

1. achieves high standards of amenity; and
2. supports community health, safety and well-being; and
3. provides for the changing character of higher density living environments; and
4. allows for a range of densities, housing typologies and living environments.

### **RESZ-O3 Appropriate activities**

Residential Zones accommodate non-residential activities where these support the function of local communities and minimise adverse effects on residential amenity and coherence.

### **RESZ-O4 Sustainable residential development**

Urban residential environments:

1. provide for efficient and sustainable use of land; and
2. support reductions in greenhouse gas emissions; and
3. are resilient to the future effects of climate change.

## Policies

### **RESZ-P1 Location of residential development**

Locate residential development to ensure:

1. a clear distinction between urban residential and rural areas; and
2. a compact urban form is maintained and attached to existing towns and settlements; and
3. it occurs in a co-ordinated pattern of development and is sequenced with the delivery of infrastructure, including roading, potable water, and stormwater and wastewater disposal; and
4. reverse sensitivity effects on rural and industrial land uses, and infrastructure, are minimised where practicable; and

5. provision is made for residential intensification near the Town Centre Zone and areas with good accessibility to commercial activities and community services; and
6. that the expansion of urban areas onto highly productive land is avoided, unless there are no reasonably practicable alternatives.

### **RESZ-P2      Design of new development**

Ensure that new development in residential areas is well designed and laid out, including by:

1. introducing Residential Design Guidelines to guide development in residential areas; and
2. ensuring that the bulk, scale and location of buildings is consistent with the environment anticipated for the zone, and that any external dominance, privacy and shadowing effects are minimised; and
3. ensuring that the combination of buildings and impermeable surface coverage do not substantially reduce the landscaped component of residential sites or reduce the ability to manage stormwater on the site, and where this is reduced, that it is offset by suitable planting or other green surface treatment; and
4. maintaining or enhancing streetscapes through:
  - a) the setback of garaging and buildings, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring, and impacts of dominance on the streetscape are minimised; and
  - b) limiting the height and permeability of fences, unless the fencing is required for acoustic insulation; and
5. ensuring that internal building setbacks provide for the physical maintenance and upkeep of buildings within the site and on adjacent sites, and that impacts from reverse sensitivity on other zones, or from the keeping of domestic livestock, are minimised; and
6. requiring that residential activities are provided with sufficient on-site amenity for residents through access to outdoor living space that complements the housing typology, and consider reductions only where alternative arrangements for open space are available (either within the site or within close proximity to the site); and
7. facilitating passive surveillance and active residential frontages by requiring glazing, avoidance of blank façades, and provision of habitable rooms facing the street, and consider any modification only where other active design features, such as verandas, are incorporated; and
8. minimising any impacts associated with outdoor storage.

### **RESZ-P3      Multi-unit development**

Provide for multi-unit development in the Medium Density Residential Zone and General Residential Zone, including the use of amalgamated or multi-site redevelopment, while:

1. ensuring that the development provides for active and passive engagement with the street at ground level, and, where this is not provided, that there are alternative design features that promote interaction; and

2. ensuring that outdoor storage is integrated with the development and avoids adverse visual effects on the streetscape; and
3. considering the context and character of the surrounding area and the extent to which it complements surrounding residential development; and
4. ensuring that the development contributes to amenity and public safety by addressing the street, and, where relevant, other areas of public open space; and
5. minimising the visual bulk of development through articulation of façades, using a variety of materials, and providing for a human scale to multi-storey buildings; and
6. incorporating open space into the design that encourages interaction of people within developments as well as the use of landscaping features to soften built form and provide for external and internal amenity, including encouraging the retention of mature trees; and
7. providing for vehicle and pedestrian access in a manner that recognises public safety, and a pedestrian entrance that is obvious and accessible; and
8. clearly demarcating public and private space, in particular, where this faces the street, while continuing to provide for visual interaction; and
9. encouraging variation in unit sizes within a development to support housing choice.

#### **RESZ-P4 Commercial activities in Residential Zones**

Provide for commercial activities or upgrades to lawfully established commercial activities in the General Residential and Medium Density Residential Zones where these:

1. are of a scale that is ancillary to residential use; or
2. provide a public health or well-being benefit and need to be readily accessible within a Residential Zone; or
3. maintain residential amenity values through residential scale and design; or
4. are upgrades to lawfully established commercial activities, they minimise impacts on residential amenity values, including hours of operation, traffic, signs, noise and light spill; and
5. do not diminish the role of established Commercial zones as the primary location for commercial activity.

#### **RESZ-P5 Non-residential activities**

Provide for the establishment of certain non-residential activities (other than commercial activities) in residential zones, in circumstances where:

1. a local need is demonstrated; or
2. the predominant use of the site remains residential; or
3. such activities can generally be expected to be found, and the activity is compatible in terms of its effects on surrounding activities and the impact of adverse effects are minimised, in particular in relation to hours of operation.

**RESZ-P6 Minor residential units**

Enable residential choice and flexibility by providing for a single minor residential unit on a site, where it:

1. is subservient to the principal residential unit on the site; and
2. maintains residential amenity value through provision of outdoor living space .

**RESZ-P7 Sustainable design**

In relation to design of buildings in Residential zones, encourage and advocate for:

1. minimisation of energy and water use and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and, where appropriate, greywater recycling; and
2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and minor residential units.

**RESZ-P8 Safety and well-being**

When considering new development in Residential zones:

1. take into account the following Crime Prevention through Environmental Design (CPTED) principles in the design of structures, residential units, outdoor areas and public open spaces:
  - a) access: safe movement and connections; and
  - b) surveillance and sightlines: see and be seen; and
  - c) layout: clear and logical orientation; and
  - d) activity mix: eyes on the street; and
  - e) sense of ownership: showing a space is cared for; and
  - f) quality environments: well-designed, managed and maintained environments; and
  - g) physical protection: using active security measures; and
2. provide for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage the impacts of on-site traffic generation to minimise impacts on neighbouring properties and road networks, and minimise adverse effects of noise and light, particularly during night time hours.