

**SETZ**

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# Settlement Zone

DRAFT  
WAITAKI DISTRICT PLAN

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**Waitaki**

DISTRICT COUNCIL  
TE KAUNIHERA Ā ROHE O WAITAKI

## Settlement Zone

### Introduction

The District contains numerous settlements which have populations ranging from 50 to over 500 people. The Settlement Zone includes most of these areas that are not otherwise identified as a mixture of Residential and Commercial Zones.

The settlements have some houses that are served by WDC operated reticulated wastewater and water, while others provide for their own on-site disposal and supply. The density within the settlements is determined by the ability to service water and wastewater and the character of the allotments within the settlement. There are limitations on the ability to get sufficient water supply for some of the settlements, and, at the same time, limits to capacity for existing infrastructure which has been designed to service low levels of growth.

Despite their generally small scale and low intensity, the District's settlements are an important resource which provide residents with a pleasant, and sometimes low cost, place to live. They enable people who wish to work in the country, but who do not own farmland or a rural enterprise, to live close to their place of employment. These settlements contain convenient social, recreational and retail services for residents and the wider rural area. Some of these settlements are also a base for tourist accommodation and recreational facilities that are of district or regional significance.

Several settlements are impacted by risk from natural hazards and contain highly valued soil resources around them. Growth needs to be carefully managed to minimise the impacts of new development on these areas and to protect the character of the settlements while recognising that growth can lead to positive economic benefits to the District.

## SETZ Objectives

### SETZ-O1 Purpose of the Settlement Zone

The Settlement Zone provides a focus for rural industry and services and tourism as well as concentrated areas for housing.

### SETZ-O2 Character and amenity values

Existing settlements are recognised and retain their existing character while providing for a mixture of commercial and residential use on larger sites.

## SETZ Policies

### SETZ-P1 Extent of settlement areas

Within the Settlement Zone, have regard to the following constraints:

1. the risk of natural hazards; and
2. availability of infrastructure to service new development; and
3. the efficient use of highly productive soils; and
4. the effects of activities in settlements on the operation of nearby rural land uses; and
5. the efficiency and safety of road transport networks; and
6. any special amenity value associated with the settlement and the amenity of the surrounding rural areas and rural landscapes; and
7. the natural character of the coast.

### SETZ-P2 New settlement development

Provide for new settlement use and development where it:

1. occurs in a form that concentrates, or is attached to, existing urban areas or settlements and promotes a co-ordinated pattern of development; and
2. is sequenced in a manner that makes use of existing and planned transport and Three Waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard; and
3. is informed through the development of an Outline Development Plan addressing the matters in SETZ-P1 where it comprises a substantial addition to an existing settlement; and
4. enables active and passive transport modes; and
5. avoids residential activities that have the potential to limit the efficient and effective functioning and upgrade of strategic infrastructure; and
6. minimises reverse sensitivity effects on primary production through setbacks and screening, without compromising the efficient delivery of future settlement expansion.

**SETZ-P3      Primary production activities within settlement zones**

Limit primary production activities to avoid the potential for conflict with residential and commercial activities taking place in the settlement.

## SETZ Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

### PERMITTED ACTIVITIES

SETZ-R1		Residential activity
Settlement Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

SETZ-R2		Building activity
Settlement Zone	<p>Activity status: Permitted</p> <p><b>Where:</b>            PER-1            SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8, and SETZ-S10 are complied with; <b>and</b></p> <p>PER-2            SETZ-S9 is complied with.</p> <p>PER-3            SETZ-S1 is complied with.</p> <p><i>Notes:</i></p> <ol style="list-style-type: none"> <li><i>NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas;</i></li> <li><i>NATC-R1 applies to structures within a riparian margin.</i></li> </ol>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p><b>Where:</b>            RDIS-1            Compliance is not achieved with PER-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the matters of discretion of any infringed standard.</li> </ol> <p>Activity status when compliance is not achieved: Discretionary</p> <p><b>Where:</b>            DIS-1            Compliance is not achieved with PER-2</p> <p>Activity status when compliance is not achieved: Non-complying</p> <p><b>Where:</b>            NC-1            Compliance is not achieved with PER-3</p>

<b>SETZ-R3 Residential unit (including the conversion of other buildings to residential)</b>	
<b>Settlement Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b>            PER-1            SETZ-S1 is complied with; <b>and</b>              PER-2            SETZ-S8 is complied with.</p>
	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b>            RDIS-1            Compliance is not achieved with PER-2</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when compliance is not achieved: Non-complying</b></p> <p><b>Where:</b>            NC-1            Compliance is not achieved with PER-1</p>

<b>SETZ-R4 Minor residential unit</b>	
<b>Settlement Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b>            PER-1            The gross floor area of the minor residential unit shall be less than 80m<sup>2</sup>; <b>and</b>              PER-2            There shall be only one minor residential unit per site; <b>and</b>              PER-3            Parking for, and access to, the minor residential unit shall be from the same entrance as the principal residential unit on the site.</p>
	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b>            RDIS-1            Compliance is not achieved with PER-2 or PER-3</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. whether the minor residential unit fits within its context, taking into account:               <ol style="list-style-type: none"> <li>a) location, size and visual appearance of the minor residential unit so that it appears from the street, or any other public place, as an integrated ancillary part of the principal dwelling; and</li> <li>b) the adverse visual effects on the street-scene associated with parking areas; visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit; and</li> <li>c) the convenience of the location of outdoor living space in relation</li> </ol> </li> </ol>

		<p>the respective residential units, or whether other shared outdoor living spaces, or public open space, is immediately, or easily, accessible; and</p> <p>d) the adequacy of the size and dimension of the outdoor living space to provide for the amenity value needs of future occupants.</p> <p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1</p>
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SETZ-R5 Home business		
<b>Settlement Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>PER-1 No more than 40m<sup>2</sup> of the gross floor area of all buildings on the site is used for the home business; <b>and</b></p> <p>PER-2 No more than one full time employee, or equivalent engaged in the home business resides off-site; <b>and</b></p> <p>PER-3 No more than 20 vehicle movements are generated in a 24 hour period for the combined home business and residential unit; <b>and</b></p> <p>PER-4 Any storage of materials associated with the home business is undertaken within buildings on the site; <b>and</b></p> <p>PER-5 The manufacturing, altering, repairing, dismantling or processing of any goods, or articles associated with a home business take place within a building.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b> DIS-1 Compliance is not achieved with PER-1, PER-2, PER-3, PER-4 or PER-5</p>

SETZ-R6		Amenity tree planting and shelterbelts	
Settlement Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>PER-1 The amenity tree planting or shelterbelt does not involve planting of species that can become wilding conifers; <b>and</b></p> <p>PER-2 The tree planting does not shade any adjacent residential unit between the hours of 9am and 4pm, or any formed public road between 10am and 2pm, on the shortest day of the year; <b>and</b></p> <p>PER-3 The amenity tree planting or shelterbelt does not take place above 900m above sea level; <b>and</b></p> <p>PER-4 The width of the shelterbelt does not exceed 15m.</p>	<p><b>Activity status when compliance is not achieved: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p>RDIS-1 Compliance is not achieved with PER-1, PER-2, PER-3 or PER-4.</p> <p><b>Matters of discretion are retracted to:</b></p> <p>1. the matters of discretion of any infringed standard.</p> <p>Note: Any application under Rule GRUZ-R1 is precluded from being publicly notified but may be limited notified.</p>	
SETZ-R7		Visitor accommodation	
Settlement Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>PER-1 The visitor accommodation shall be limited to homestays accommodating no more than 5 visitors at any one time; <b>and</b></p> <p>PER-2 The site shall continue to be used for residential purposes; <b>and</b></p> <p>PER-3 The activity shall principally be carried out within a residential unit, or a building accessory to a residential unit.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b></p> <p>DIS-1 Compliance is not achieved with PER-1, PER-2, or PER-3</p>	



<b>SETZ-R8 Recreational activity</b>		
<b>Settlement Zone</b>	<b>Activity status: Permitted</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>
<b>SETZ-R9 Commercial activity</b>		
<b>Settlement Zone</b>	<b>Activity status: Permitted</b>  <b>Where:</b> PER-1 The commercial activity accesses a State Highway, written approval of Waka Kotahi must be obtained; <b>and</b>  PER-2 Any retail or commercial activity does not exceed 200m <sup>2</sup> per site.	<b>Activity status when compliance is not achieved: Discretionary</b>  <b>Where:</b> DIS-1 Compliance is not achieved with PER-1, PER-2
<b>SETZ-R10 Industrial activity</b>		
<b>Settlement Zone</b>	<b>Activity status: Permitted</b>  <b>Where:</b> PER-1 Any industrial activity does not exceed 200m <sup>2</sup> per site; <b>and</b>  PER-2 Does not include any potentially high-impact industrial activities; <b>and</b>  PER-3 The activity, including storage of materials, takes place entirely within a building on the site.	<b>Activity status when compliance is not achieved: Discretionary</b>  <b>Where:</b> DIS-1 Compliance is not achieved with PER-1, PER-2 or PER-3
<b>SETZ-R11 Service activity</b>		
<b>Settlement Zone</b>	<b>Activity status: Permitted</b>  <b>Where:</b> PER-1 Any ancillary retail or commercial activity does not exceed 200m <sup>2</sup> per site.	<b>Activity status when compliance is not achieved: Discretionary</b>  <b>Where:</b> DIS-1 Compliance is not achieved with PER-1

<b>SETZ-R12 Educational facility</b>		
<b>Settlement Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b>            PER-1            The activity occurs within a building with a maximum gross floor area of 200m<sup>2</sup> per site; <b>and</b></p> <p>PER-2            The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b>            DIS-1            Compliance is not achieved with PER-1, or PER-2</p>

<b>SETZ-R13 Medical and health facility</b>		
<b>Settlement Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b>            PER-1            The activity occurs within a building with a maximum gross floor area of 200m<sup>2</sup> per site; <b>and</b></p> <p>PER-2            The hours of operation when the site is open to patients, students, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Friday.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b>            DIS-1            Compliance is not achieved with PER-1, or PER-2</p>

<b>SETZ-R14 Papakāika <u>within</u> land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve</b>		
<b>Settlement Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b>            PER-1            The gross floor area of all commercial activities does not exceed 200m<sup>2</sup> per site; <b>and</b></p> <p>PER-2            The gross floor area of all community facilities does not exceed 200m<sup>2</sup> per site.</p>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b>            DIS-1            Compliance is not achieved with PER-1 or PER-2.</p>

	<p><i>Note: A resource consent for any discharge of wastewater may be required from the relevant Regional Council.</i></p>	
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**RESTRICTED DISCRETIONARY ACTIVITIES**

<b>SETZ-R15      Community facilities</b>		
<b>Settlement Zone</b>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which building design, siting and external appearance is in accordance with the Residential Design Guide; and</li> <li>2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and</li> <li>3. the effect on amenity values of nearby residential properties and public places, including outlook, privacy, shading and sense of enclosure; and</li> <li>4. on-site amenity values; and</li> <li>5. the extent to which the activity may adversely impact on traffic generation, road safety, parking and access; safety, efficiency and impacts to on-street parking and neighbours; and</li> <li>6. the extent of impervious surfaces and landscaping; and</li> <li>7. whether the activity can be better located in a nearby centre or whether it is within walking distance to a nearby centre; and</li> <li>8. the extent of infrastructure requirements.</li> </ol> <p><b><u>Note: Section 88 Information Requirements for Applications</u></b></p>	<p><b>Activity status when compliance is not achieved: Not Applicable</b></p>

	<p><i>Pursuant to s88 of the RMA, any application for restricted discretionary activities made under this provision must provide, in addition to the standard information requirements, a design statement, undertaken by a suitably qualified person.</i></p>	
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<b>SETZ-R16 Papakāika <u>outside</u> of land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve</b>		
<b>Settlement Zone</b>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b>                      PER-1                      There is a letter of support from all the relevant Kāi Tahu rūnanga that represent mana whenua for the takiwā within which the papakāika is located; <b>or</b></p> <p>PER-2                      Does not meet permitted activity standards for the zone; <b>and</b></p> <p>PER-3                      The papakāika is set back no closer than 5m from an internal boundary.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any adverse amenity effects on adjacent properties; and</li> <li>2. any reverse sensitivity effects on adjoining land uses; and</li> <li>3. public health and safety; and</li> <li>4. servicing of the site with water and wastewater, including any cumulative adverse effects; and</li> <li>5. ongoing retention of the land as ancestral land.</li> </ol>	<p><b>Activity status when compliance is not achieved: Discretionary</b></p> <p><b>Where:</b>                      DIS-1                      Compliance is not achieved with PER-1, PER-2 or PER-3</p>

**DISCRETIONARY ACTIVITIES**

<b>SETZ-R17</b>	<b>Retirement village</b>	
<b>Settlement Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>SETZ-R18</b>	<b>Farming of goats, thar, chamois, wallaby and fitch</b>	
<b>Settlement Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>SETZ-R19</b>	<b>Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity</b>	
<b>Settlement Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

**NON-COMPLYING ACTIVITIES**

<b>SETZ-R20</b>	<b>Farming of chinchillas</b>	
<b>Settlement Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>SETZ-R21</b>	<b>Intensive indoor primary production and intensive outdoor primary production</b>	
<b>Settlement Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

<b>SETZ-R22</b>	<b>Release of thar, chamois, goats, fitch, wallaby, deer or pigs, except for control purposes under the Wild Animal Control Act</b>	
<b>Settlement Zone</b>	<b>Activity status: Non-Complying</b>	<b>Activity status when compliance is not achieved: Not Applicable</b>

## SETZ STANDARDS

SETZ-S1 Residential site density	
<p>1. The maximum density of residential units on any site shall be:</p> <ul style="list-style-type: none"> <li>a. one residential unit per 3000m<sup>2</sup> of net site area where there is no reticulated sewerage disposal available; or</li> <li>b. one residential unit per 400m<sup>2</sup> of net site area where reticulated sewerage disposal is available.</li> </ul> <p>2. For the purpose of this standard, a residential unit excludes any minor residential unit or residential unit in a retirement village.</p>	<p><b>Not Applicable</b></p>
SETZ-S2 Building coverage	
<p>1. The building coverage for any site shall not exceed:</p> <ul style="list-style-type: none"> <li>a) commercial, industrial or service activities - 75%</li> <li>b) for papakāika on land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve - 40%.</li> <li>c) residential activity or any other activity – 35%</li> </ul> <p>2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation in 1. above.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. building design, siting and external appearance; and</li> <li>2. the effect on the established streetscape character and visual amenity of the area; and</li> <li>3. the effect on amenity values of nearby residential properties, including privacy, outlook, shading and sense of enclosure; and</li> <li>4. the ability to provide adequate outdoor living space on the site in terms of dimension, access and orientation.</li> </ul>
SETZ-S3 Maximum height	
<p>The height of any building or structure above ground level shall not exceed 10m.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. the building design, siting and external appearance; and</li> <li>2. the effect on the established streetscape character and visual amenity of the area; and</li> <li>3. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and</li> <li>4. the effect of increased height in terms of the outlook from surrounding sites, roads</li> </ul>

	<p>and public open space in the surrounding area; and</p> <p>5. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the additional height of the building or structure.</p>
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<b>SETZ-S4 Road boundary setback</b>	
<p>The minimum setback from the road boundary of a site for any building shall be:</p> <ol style="list-style-type: none"> <li>1. corner sites with two road boundaries – one of 4.5m and one of 1.6m (unless the boundary adjoins a State Highway, in which case the set back shall be 4.5m)</li> <li>2. any other site – 4.5m</li> <li>3. for any garage – 6m.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the building design, siting and external appearance; and</li> <li>2. the effect on the established streetscape character and visual amenity of the area; and</li> <li>3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and</li> <li>4. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading, and sense of enclosure; and</li> <li>5. the effect on pedestrian, cyclist and vehicle safety; and</li> <li>6. the extent to which the reduction in the setback is necessary due to the shape, or natural and physical features of the site.</li> </ol> <p><i>Note: Any application under SETZ-S4 is precluded from being publicly notified, but may be limited notified.</i></p>

**SETZ-S5 Internal boundary setback**

1. The minimum setback from any internal boundary with another site shall be:
  - a) for any other buildings for housing domestic livestock or poultry – 4.5m
  - b) where the adjacent site is an access strip, access lot, or has an access easement over it – 1m
  - c) for any other building – 1.6m
2. Except that minimum setback under 1. above can be reduced to 0m for non-habitable accessory buildings where:
  - a) the building is not used to house livestock; and
  - b) the building is less than 10m in length; or
  - c) a building on an adjacent site shares a common wall.
3. Rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in 1. above.

**Matters of discretion are restricted to:**

1. the building design, siting and external appearance; and
2. the effect on the established streetscape character and visual amenity of the area; and
3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and
4. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and
5. the effect on pedestrian, cyclist and vehicle safety; and
6. the effects of buildings used for the housing of domestic livestock, in terms of noise, odour, flies or vermin, on adjoining sites; and
7. the effects of non-residential buildings, in terms of noise, odour, dust, glare or vibration, on adjoining sites; and
8. the effects of non-residential activities on the amenity of adjoining sites; and
9. the extent to which the reduction in the setback is necessary due to the shape, or natural and physical features of the site; and
10. whether adequate mitigation of adverse effects can be achieved through the use of screening, planting and/or alternative design.

*Note: Any application under SETZ-S5 is precluded from being publicly notified, but may be limited notified.*



**SETZ-S6      Height in relation to boundary**

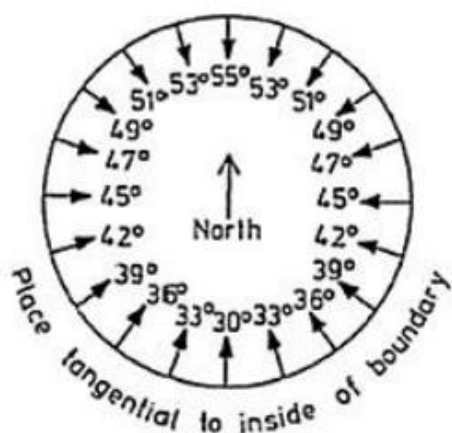
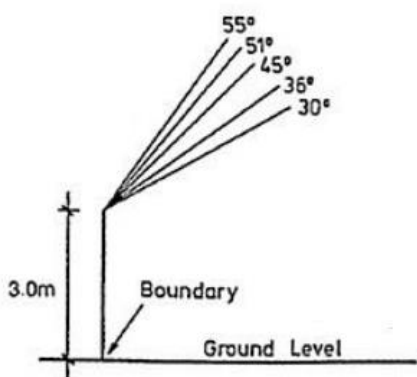
1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3.0m vertically above ground level along the site boundaries.
2. Clause 1 does not apply to:
  - a) road boundaries;
  - b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall;
  - c) boundaries abutting an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used;
  - d) lines, wires or support structures for utilities;
  - e) flagpoles or antennas, other than dish antennas over 1.0m in diameter;
  - f) lightening rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3.0m as measured vertically;
  - g) architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3.0m as measured vertically.
  - h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m<sup>2</sup> in area and no greater than 1.0m in height.

*Note: See Diagram 6 below for the height in relation to boundary recession lines.*

**Matters of discretion are restricted to:**

1. the building design, siting and external appearance; and
2. the effect on established streetscape character and visual amenity of the area; and
3. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and
4. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the height of the building or structure.

*Note: Any application under SETZ-S6 is precluded from being publicly notified, but may be limited notified.*



**Diagram 6 - : Height in Relation to Boundary Recession Lines**

**SETZ-S7      Designing for safe streets**

1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:
  - a) have at least one habitable room or kitchen located facing the street at ground level; and
  - b) include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and
  - c) shall have a door that is directly visible and accessible from the street.
2. Garage doors that face the street shall have a combined maximum width of 6.5m.
3. The maximum height of any fence within the road boundary setback shall be 1.2m.

**Matters of discretion are restricted to:**

1. the building design, siting and external appearance; and
2. the effect on the established streetscape character and visual amenity of the area; and
3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and
4. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare, or vibration; and
5. the effect on pedestrian, cyclist and vehicle safety.

	<i>Note: Any application under SETZ-S7 is precluded from being publicly notified or limited notified.</i>
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<b>SETZ-S8</b>	<b>Outdoor living space</b>
<ol style="list-style-type: none"> <li>1. A minimum of 50m<sup>2</sup> of continuous outdoor living space, able to contain a circle with a diameter of 6m, shall be provided within the site of a residential unit (except a residential unit in a retirement village).</li> <li>2. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</li> <li>3. for any minor residential unit: <ol style="list-style-type: none"> <li>a) an outdoor living space, able to contain a circle with a diameter of 4m, shall be provided; and</li> <li>b) the outdoor living space shall be accessible from the living area; and</li> <li>c) the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and</li> <li>d) the required outdoor living space is not part of any required outdoor living space for the principal residential unit.</li> </ol> </li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the proposed outdoor living space is usable for the residential unit; and</li> <li>2. the effect on the established streetscape character and visual amenity of the area; and</li> <li>3. the effect on the amenity values of nearby residential properties, especially privacy and outlook of adjoining sites; and</li> <li>4. the ability to provide adequate privacy and outdoor living space for all residential units on site; and</li> <li>5. 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; and</li> <li>6. the proximity of the residential unit to accessible public open space; and</li> <li>7. any topographical or other site constraints that make compliance with the standard impractical.</li> </ol> <p><i>Note: Any application under SETZ-S8 is precluded from being publicly notified or limited notified.</i></p>

<b>SETZ-S9</b>	<b>Outdoor storage screening</b>
All outdoor storage associated with activities, other than residential, recreational, or farming activities, shall be screened from adjoining roads and sites by planting, walls, fences, or a combination of these to at least 1.2m in height.	<b>Not Applicable</b>

**SETZ-S10      Landscaping**

There shall be a strip of landscaping of minimum depth of 2.5m, and height of 1.0m along road boundaries for any commercial, community, recreational, industrial, service, community and visitor accommodation activity, except where access to the site is gained. Such landscaping and planting shall be maintained.

**Matters of discretion are restricted to:**

1. the extent to which the building design, siting and external appearance is in accordance with the Residential Design Guide; and
2. the effect on the established streetscape character and visual amenity of the area; and
3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and
4. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare, or vibration.
5. the effect on pedestrian, cyclist and vehicle safety.