


 WAITAKI
DISTRICT
PLAN
REVIEW

Settlement Zone (SETZ)

What are the key issues we need to think about?

Continuing to provide for viable rural centres that service residents and surrounding rural communities.

Recognising that smaller settlements play an important role in the district's economy and contribute towards reducing the need for residents to travel to larger urban centres.

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 and to protect the character of the settlements while recognising that growth can lead to positive economic benefits to the District.

There are limitations on the ability to provide sufficient water and service wastewater for some settlements. Existing infrastructure can limit the capacity and amount of growth these settlements can accommodate.

What are we proposing in the Draft District Plan?

The Settlement Zone (SETZ) will replace the Township Zone identified in the current district plan and cover smaller settlements in the district with populations ranging from 50 to over 500 people.

Settlement Zones are identified for Waitaki Dam Village, Duntroon, Waitaki Bridge, Ngapara, Ennfield, Maheno, Herbert, Hampden, Moeraki, Matakaea/Shag Point, Dunback and Macraes.

The key objective of the zone is to provide for a mix of residential, accommodation, rural industry, services and tourism.



What does it mean for me?

Any lawfully established existing businesses or activities would have what is referred to as 'existing use rights' and could continue to operate unchanged.

Within the SETZ new houses and minor residential units would not require a resource consent if they meet standards for density, height, coverage, setbacks etc. Home businesses, homestay visitor accommodation, recreation, commercial, industrial, service, education, health and papakāika would also not require a resource consent if certain conditions and standards are met.

Key changes from the current rules

The Settlement Zone replaces the Township Zone identified in the current district plan.

Standards to ensure new houses contribute towards a safer street environment have been added.

A new Settlement Zone has been identified for the Waitaki Dam Village.

Summary of the new rules being considered

Permitted Activities that would not require a resource consent:

- Residential units that meet the standards.
- Minor residential units less than 80m².
- Home business where they meet standards on size and number of employees.
- Amenity tree planting and shelterbelts where it is not wilding conifer species, and it does not shade an adjacent residential unit during certain hours and is no more than 15m in width.
- Homestay visitor accommodation.
- Recreational activities.
- Commercial activities of no more than 200m² per site. Some industrial activities of no more than 200m² per site.
- Service activities of no more than 200m² per site.
- Educational activities of no more than 200m² per site.
- Medical and health activities of no more than 200m² per site.
- Papakāika within land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve.

Activities that would require a resource consent:

- Community facilities.
- Farming activities.
- Intensive farming.
- Retirement villages.
- All other activities not listed as being permitted.

Find out more

You can view the full draft chapter on our website

visit www.waitaki.govt.nz/district-plan-review

or scan for
more info



More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at planreview@waitaki.govt.nz or call the District Plan Review hotline on 03 433 1661 and leave a message.