



Topic 14: Residential Zones

Introduction

As part of the District Plan Review, Timaru District Council has commissioned a Discussion Document on residential zones to stimulate discussion and form a basis for public consultation. This can be found at www.timaru.govt.nz/dpr.

It identifies one main issue with how the current District Plan manages residential zones, establishes potential options to address these issues and discusses the associated strengths and weaknesses. We seek your feedback on the issues and options.

Issue and Options

Issue 1

What standards are needed to maintain the amenity of Residential Zones if housing is developed at greater densities?

Changes in housing types and the use of smaller sections for houses can adversely impact the visual amenity and character of neighbourhoods in general. There may also be more localised effects on immediate neighbours. These impacts could occur under the current District Plan rules which provide for higher density housing than generally exists with the districts Residential Zones. Higher density housing could also occur if rules are changed to encourage smaller section sizes and more dense development. In addition, an increase in the number of houses in an area has the potential to increase the amount of stormwater runoff from properties resulting in increased frequency or intensity of localised flooding.

The options for addressing this issue are to (i) retain the current District Plan standards for building houses; (ii) amend current standards to give more flexibility in house location on a site and introduce standards to counter any potential adverse effects arising from increased density, e.g. site coverage and living area window setbacks; (iii) provide for increased utilisation of land by resource consents for comprehensive subdivision and housing, including consideration of design and appearance of residential units and their layout; or (iv) introduce a new provision requiring a minimum amount of permeable area on each property.

This summary outlines the issue our district faces in relation to residential zones.

We welcome your feedback on this topic.

Steve Wills
Timaru Ward Councillor

