

2 RESIDENTIAL ZONES

2.1 ISSUE 1

The enhancement of the visual appearance and surroundings which contribute to the general amenity of residential areas throughout the District.

Explanation

There is a need to enhance or improve the appearance of streetscapes, parks, reserves, and sporting facilities in residential areas. The visual appearance of some buildings is also a matter of concern especially those in a dilapidated state or out of character with their surroundings. The continuity and coherence of residential streetscapes is undermined in some areas where commercial activity has spread amongst residential properties. Structures such as overhead wires and signs also reduce the amenity of residential areas. The maintenance of privacy and outlook and reasonable access to sun and daylight in residential areas is also important.

2.1.1 OBJECTIVE

- 2.1.1.1 Recognise the importance of maintaining and enhancing the amenity values of residential areas.

Principal Reason

Acknowledges the value the community places on living in a pleasant environment and the importance of protecting residential activities from adverse environmental effects.

2.1.2 POLICIES

- 2.1.2.1 To protect and enhance the visual appeal, coherence, and quality of residential areas.

Explanation and Principal Reason

Seeks to maintain and where necessary improve the visual appearance of residential areas.

- 2.1.2.2 To provide for a range of land use activities in residential areas while avoiding or mitigating the adverse environmental effects of these activities by way of the following zones:

Explanation and Principal Reason

Residential Zones reflect the degree of servicing and the level of environmental effects which may be anticipated having regard to the nature of existing settlements. This policy is linked to the other policies for the Residential Zones.

Those activities which Council has identified as likely to give rise to some adverse effects are made the subject of rules. Where rules can be specified with precision they are included as performance standards. Where the effects are likely to vary according to the location and scale of the activity on land use, consent for a controlled or discretionary activity is generally required. Those activities which are non-complying are either of a type which are individually, or cumulatively with other proposals of the same or similar nature, anticipated to have inappropriate adverse effects within the zone.

- Residential 1 Zone (Suburban Residential; Timaru, Temuka, Geraldine, Pleasant Point)

Explanation and Principal Reason

This zone includes the existing Residential areas of Geraldine, Pleasant Point and Temuka and suburban Timaru. It is intended to provide for residential activities of a moderate to low density and activities which service these residential activities.

There is limited provision for the establishment of commercial activities as these tend to reduce the level of amenity for residential activities and detract from the predominantly residential nature of this zone. A high standard of amenity is anticipated for this zone. Additional land to that which has previously been zoned Residential is included in this zone to provide for future residential expansion. Further land which is readily serviced and is compatible with the objectives and policies of the Plan will be considered for inclusion in this zone when the existing area of zoned land is nearing full development.

- Residential 2 Zone (High Density Residential; Timaru only)

Explanation and Principal Reason

High density inner city living is provided for in this zone which is centrally located in Timaru. Smaller allotment sizes and more concentrated development are provided for in this zone where amenity standards are more permissive than the Residential 1 Zone. There is also some limited provision for commercial activities.

- Residential 3 Zone (Township; other than the four major towns)

Explanation and Principal Reason

This zone provides for residential activities in the small townships of Acacia Drive, Cave, Orari, Pareora, Winchester, Peel Forest township and Woodbury which have a different character from larger settlements. Residential allotments are generally of a larger size than in the main settlements. A mix of residential and some non residential activities is possible although non residential activities should be controlled to protect the residential activities in this zone. Urban levels of services will not necessarily be available. These areas may be supplied by rural water supplies.

- Residential 4 Zone (Low Density Residential; Timaru only)

Explanation and Principal Reason

This is a low density zone provided for at several locations in Washdyke. Amenity values are intended to be of as high a standard as is compatible with its location near an industrial area. An integrated building location and planting regime is to be provided to detail means of achieving maximum visual amenity.

- Residential 5 Zone (Future Residential; Timaru and Geraldine)

Explanation and Principal Reason

This zone is located at Gleniti in Timaru, and at Geraldine. While residential development is provided for the largely rural character will be maintained until such time that servicing for roading, water, stormwater and sewage can be provided for in an efficient manner and the land will be rezoned in stages as the demand for residential land occurs.

- Residential 6 Zone (Medium Density at Gleniti)

Explanation and Principal Reason

This is a medium density zone at suburban Gleniti in Timaru that provides for integrated residential development having regard to urban design guidelines for the management of stormwater and the provision of other services that are both visually appealing and environmentally sustainable. As an initial guideline, an indicative Development Plan showing the location of the new Residential 6 Zone, potential neighbourhood parks, collector roads and walkways, stormwater swales, detention dams, and waterways (sufficient to deal with a 50 year storm event) is appended to the Residential 6 Zone rules.

The central and western areas of this zone are labelled as deferred zones, ie Residential 6(a) and Residential 6(b). The Residential 6 Zone rules are not applicable to those deferred zones until a sewer is available to these zones or until 2010 for the Residential 6(a) Zone and 2015 for the deferred Residential 6(b) Zone. This is to enable the Council to budget for the funds it may choose to contribute to the development of services such as the extension of the sewer.

The deferred zoning also addresses the concerns of some landowners and developers who had proposed subdivision and development on the basis of the requirements of the Residential 1 or 5 Zones prior to notification of Proposed Plan Change 1. This effectively gives them a transition period within which they can develop land under the existing zone rules prior to the new rules taking effect. The existing zoning is shown on planning maps 29, 30, 33 and 34.

2.1.3 METHODS

2.1.3.1 List activities provided for in the zones and require compliance with performance standards or rules for:

- servicing for water supply, stormwater and effluent disposal
- bulk and location of buildings
- flood hazard avoidance
- visual appearance
- open space and privacy
- parking
- lighting
- hazardous substances
- intensity of development

(See Rules for Residential Zones and General Rules 6.5 and 6.16).

Principal Reason

Listing activities and setting performance standards should provide greater certainty to people about the types of activities and the resulting environmental effects they can anticipate in residential areas. Requires those activities using the servicing infrastructure to contribute to the cost of providing and maintaining these services and encourages the efficient use of services.

2.1.3.2 A financial contribution shall be required to recover the cost of providing services including open space and recreational facilities for the benefit of people throughout the District (see General Rule 6.5).

Principal Reason

Ensures there is land or funding for open space and recreation facilities prior to residential development commencing.

- 2.1.3.3 Continue progressive undergrounding of overhead wires in the main urban areas through the annual plan process and requires rules on undergrounding for new subdivision (see Part B, 11 (c); performance standards in Rules for Residential Zones; and General Rule 6.3.8).

Principal Reason

Improves streetscape appearance by reducing the congestion of services at street level. There is also a benefit in reducing accident potential and reducing disturbance of services within the road reserves such as street trees, footpaths, and kerbs.

- 2.1.3.4 Encourage tree planting through education programmes and the provision of a tree or shrub to those residents establishing new homes.

Principal Reason

Promotes tree planting throughout residential areas of the District.

2.2 ISSUE 2

Sound levels may have a very detrimental effect on people in residential areas who are seeking to rest or carry out quiet residential and recreational activities.

Explanation

Environmental noise is a major environmental and health issue. The adverse effects of noise which people have no control over or which are not produced naturally (like the sea) are especially stressful at times when most people are trying to rest (night time) or relax (outside normal work hours).

2.2.1 OBJECTIVE

- 2.2.1.1 That as far as practical residential zones should be areas where people are able to find rest and relaxation with a minimum of interference from unwelcome noise.

Principal Reason

People's homes should provide an environment where they can escape the stresses brought about by industrial, commercial and

recreational activities. Not all noise, such as that from transportation systems - the Port of Timaru, Main South Railway and arterial roads, can be readily isolated from residential areas. Noise from vehicles operated on roads is not a matter which can be addressed under the Resource Management Act. Other temporary generators of noise such as lawn mowing or construction which are of limited duration have to be accepted unless at a time or at sound levels which are unreasonable.

2.2.2 POLICY

- 2.2.2.1 To only provide for those activities which are unlikely to add significantly to noise levels in residential areas.

Explanation and Principal Reason

Industrial, commercial and some recreational activities often give rise to noise either from the activity itself or the traffic they attract over and above what one would anticipate from a residential activity. Some existing non-residential activities are provided for to make sustainable use of existing physical resources.

2.2.3 METHOD

- 2.2.3.1 Zoning areas for residential purposes, and within those zones to only provide for those activities which are unlikely to give rise to noise levels over and above residential activities (see Rules for Residential Zones).

Principal Reason

Not having noise producing activities in the Residential Zones avoids the likelihood of noise. Accordingly no noise levels are set for these zones.

2.2.4 POLICY

- 2.2.4.1 (a) To control the operating hours of activities in Residential Zones between 10.00pm and 7.00am.
- (b) When considering applications for resource consents to establish new activities or increase the scale of existing activities, Council shall have regard to the impact of the proposal, including:
- the hours of operation proposed
 - traffic and pedestrian effects including noise
 - the residential character and amenity of the area

- the presence of other non residential activities on adjacent sites and the anticipated cumulative environmental effects

Explanation and Principal Reason

There are a number of existing small shops and other commercial premises within residential zones. The extension of trading hours with associated traffic and people movements at times has an adverse effect on the noise environment when most people are seeking rest. Any business seeking longer hours should consider relocating to commercial or industrial zones.

2.2.5 METHOD

- 2.2.5.1 Include non residential activities as discretionary activities in residential zones (see Rules for Residential Zones). Conditions can be attached to consents where changes from the existing character, scale, and intensity of effects occur.

2.3 ISSUE 3

There are other environmental effects such as odour, and dust emissions, lighting or traffic effects which can arise from activities which impact on the amenity of residential areas.

Explanation

Such effects can frequently have an adverse effect on other residents and residential character without being quantifiable or measurable in a practical way. Activities such as schools and medical centres can produce significant traffic effects but need to be located in residential areas for ease of access and convenience. Light spill from commercial, industrial, and sporting facilities can also have an adverse effect on residential activities.

2.3.1 OBJECTIVE

- 2.3.1.1 The retention of residential character and a high standard of amenity

Principal Reason

To provide for a quality of life that allows people to rest and enjoy their homes without suffering significant adverse effects from other land uses.

- 2.3.1.2 (See Objective 2.1.1.1).

2.3.2 POLICIES

- 2.3.2.1 To ensure that activities which would have an adverse effect on residential character or amenities are located in other zones with exceptions eg schools or public utilities.

Explanation and Principal Reason

Separates activities producing adverse effects from residential areas while protecting the quality of life in residential areas. Activities which are not compatible with residential character can be located in other zones. Some other activities which provide important services to residential zones are provided for in the lists of permitted, controlled or discretionary activities in those zones.

- 2.3.2.2 (See Policy 2.1.2.1).

2.3.3 METHODS

- 2.3.3.1 (See Method 2.1.3.1).

2.4 ISSUE 4

Residential activities produce adverse environmental effects which give rise to a demand for reticulated services such as stormwater and sewerage and which create a demand for water.

Explanation

Utility services such as water for domestic use and fire fighting, sewerage and stormwater provision, footpaths, roads, streetlighting, and rubbish disposal facilities, are required where intensive residential development occurs. The level of servicing reflects the concentration of development, the ability of the environment to absorb the effects of residential use, and the expectations of the community for services. Natural areas or areas of more versatile land (Class I and II land) require protection from residential activities. The last point is consistent with the Regional Policy Statement and Part II of the Resource Management Act.

2.4.1 OBJECTIVE

- 2.4.1.1 (See Objective 2.1.1.1).

2.4.2 POLICY

- 2.4.2.1 To avoid or mitigate the adverse environmental effects of residential land use.

Explanation and Principal Reason

Provides for residential land use while recognising that there may be adverse effects which compromise the quality of the natural environment or the character of rural areas.

- 2.4.2.2 (a) To establish a minimum allotment and/or site area within the Residential 6 Zone of 700 square metres.
- (b) To limit allotment and/or site coverage with buildings in the Residential 6 Zone to a maximum of 45%.

Development proposals at less than the above standards will require an application for resource consent, which shall be assessed against all relevant objectives and policies together with any mitigating or compensatory measures that address stormwater generation such as rain gardens and stormwater holding tanks.

Explanation and Principal Reason

Failure to remedy or mitigate additional stormwater run-off has the potential to compromise the integrity of the public stormwater system in the Residential 6 Zone which is to be designed having regard to low impact urban design guidelines.

Property owners or developers wishing to reduce the minimum allotment size of 700 square metres and/or increase the maximum area of imperviousness for buildings and structures requiring building consent from 45% should be assessed through the resource consent process at the time of subdivision and/or development. If approval is given conditions may be imposed that require the installation and maintenance of run-off mitigation such as rain gardens, partially impervious surfaces and/or stormwater water holding tanks that slowly release the water or allow the water to be stored then used for irrigation at a later date.

(See also Policy 10 in Liquid Waste Management section of Part B for more details).

2.4.3 METHODS

- 2.4.3.1 (See Methods 2.1.3.1 - 2.1.3.3).

2.5 ISSUE 5

Some residential areas are situated in parts of the District where there is a significant flood hazard.

Explanation

Historically many settlements have located close to rivers or the coast in areas vulnerable to flooding. Reductions in Central Government funding for natural hazard protection and compensation for damage resulting from natural hazards has imposed greater responsibility on communities to address the issue of hazard avoidance.

A recent study has shown a marked increase in rainfall intensity has occurred in Timaru since 1977, which has created stormwater management issues (High Intensity Rainfalls in Timaru; Opus International Consultants; April 1999). This study has been expanded to include Temuka and Geraldine.

2.5.1 OBJECTIVE

- 2.5.1.1 Avoid the occurrence of new residential development in areas with a significant flood hazard potential and reduce the risk of damage for new development in existing residential areas.

Principal Reason

Reduces the potential for future residential development to locate in areas where human life and property are subject to an unnecessary level of risk.

2.5.2 POLICY

- 2.5.2.1 To provide for residential activities based on existing settlements while avoiding areas:
- with a significant risk of flood hazard;
 - of versatile land (Class I and II land); or
 - where it is impractical to provide efficient servicing, particularly where additions to residential zones are provided.

Explanation and Principal Reason

Reduces the incidence of flood damage in residential areas, protects high quality soils for primary production (see Regional Policy Statement) and requires servicing to be provided for in an efficient manner.

2.5.3 METHODS

- 2.5.3.1 (See Method 2.1.3.1).

2.6 RULES FOR RESIDENTIAL ZONES

2.6.1 RESIDENTIAL 1 ZONE

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules.

- 1.1 Household units.
- 1.2 Boarding or lodging houses, community care facilities (unrestrained), or hostels or travellers accommodation providing for up to 10 people.
- 1.3 Market gardening other than retail sales.
- 1.4 Grazing of animals in accordance with Council Bylaws except pig or poultry farming.
- 1.5 Open space or its use for recreational purposes other than motor sports.
- 1.6 Accessory buildings to any of the above.
- 1.7 Utility services.
- 1.8 Road and bridge construction and maintenance within road reserves.
- 1.9 Home occupations.
- 1.10 A building not exceeding 30 square metres floor area situated on the same site as a residential building and used for the storage only of plant and materials in connection with a business used for the home occupation.
- 1.11 Those activities provided for in the General Rules as permitted activities.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

- 2.1 Additions to existing educational establishments, day care centres, or hospitals. Council shall restrict its discretion to the environmental effects associated with traffic access.

- 2.2 Boarding houses or hostels associated with educational establishments. Council shall restrict its discretion to the environmental effects associated with open space, noise, parking, and traffic access.
- 2.3 Additions to existing Emergency Services Facilities. Council shall restrict its discretion to the environmental effects associated with height, parking and traffic access.
- 2.4 Telecommunication facilities and radio communication facilities. The Council shall restrict its discretion to potential visual effects.
- 2.5 Those activities provided for in the General Rules as controlled activities.

3 DISCRETIONARY ACTIVITIES

The following are discretionary activities in this zone subject to complying with the General Rules.

- 3.1 Boarding or lodging houses, or hostels, or community care facilities or travellers accommodation not provided for as a permitted activity.
- 3.2 New educational establishments or day care centres.
- 3.3 Consulting rooms for health practitioners.
- 3.4 Places of assembly which are not licensed under the Sale of Liquor Act.
- 3.5 Extensions to existing shops up to 100 square metres total floor area.
- 3.6 Hospitals.
- 3.7 Public utilities.
- 3.8 Sale of goods or services produced on the site ancillary to a home occupation or market garden on the site.
- 3.9 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone.
- 3.10 Licensed premises existing at 7 October 1995.
- 3.11 Those activities provided for in the General Rules as discretionary activities.
- 3.12 Accessory buildings to any of the above.

- 3.13 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

4 NON-COMPLYING ACTIVITIES

- 4.1 All other activities in this zone are non-complying unless they are provided for by a General Rule.

5 PERFORMANCE STANDARDS FOR ALL ACTIVITIES IN THIS ZONE

- **Sunlight, Outlook and Visual Amenity**

- 5.1 The maximum height of buildings shall be 10 metres. The maximum height for hose drying and radio communication towers in respect of Emergency Services Facilities shall be 15 metres.
- 5.2 All buildings shall be contained within a building envelope constructed by recession planes as set out in Appendix 2.
- 5.3 The recession plane in Appendix 2 shall apply between any two detached household units on the same site and will be calculated from an imaginary boundary between adjoining detached household units or from a point corresponding with the division between the land allocation of each unit.
- 5.4 All buildings other than as provided for in paragraph 5.5 shall be set back a minimum of 5 metres from road boundaries. In respect of existing buildings sited not less than 4.5 metres from the road boundary, these buildings can be extended, provided no part of the extension is closer than 4.5 metres from the road boundary and all other rules are complied with.
- 5.5 Parking spaces for up to 2 vehicles may be located within the front set back.
- One of these spaces may be in the form of a garage or carport.
- 5.6 Non-residential buildings other than residential accessory buildings shall be set back a minimum of 5 metres from boundaries with adjoining residential activities.
- 5.7 A building sited within 6 metres of a boundary on the subject site shall not exceed an overall dimension of 30 metres measured

parallel to any site boundary, excluding a 600 millimetre projection of eaves.

- 5.8 Lines and pipes associated with utility services and telecommunication facilities shall be placed underground.
- 5.9 Renewal, replacement or upgrading of existing overhead services (other than transmission lines) of more than 50 metres in length shall be located underground.
- 5.10 One household unit shall be allowed for each 300 square metres of site area (exclusive of entrance strips for rear sites).

- **Open Space**

- 5.11 All household units shall have an area of open space provided on any of the north, west, or east sides of any household unit located at ground level and be of a minimum area of 50 square metres with a minimum dimension of 5 metres. In respect of multi-unit household units which are part of a community care facility where common facilities/open spaces are provided, the minimum open space area can be reduced to 25 square metres for each unit.
- 5.12 Doors from adjoining units shall not open onto the open space area provided for another household unit on the same site.
- 5.13 Open space areas shall be provided for the exclusive use of the subject household unit and shall remain unobstructed by vehicular access, manoeuvring, parking or service areas.
- 5.14 Up to 25 square metres of the open space area under Performance Standard 5.11 may be occupied by an attached structure which is predominantly made of glass and which has the purpose of providing for the indoor/outdoor utilisation of this area eg conservatories/glasshouses.
- 5.15 Within multiple household units those units entirely on the first floor level or above shall have a balcony of a minimum area of 12 square metres, and an open space area of a minimum of 35 square metres, which shall be provided adjoining any of the north, west or east sides of the household unit for the exclusive use of that household unit. Doors from adjacent units may not open onto the balcony or open space area of an adjoining household unit.
- 5.16 Open space shall be unobstructed from the ground level upwards except where a roof or other part of a building, which is a minimum of 2 metres above the ground level of the open space, may overhang the open space by up to 1 metre. or where a balcony of a minimum

area of 12 square metres overhangs the open space of the same household unit.

- **Obtrusive Light from Artificial Lighting**

5.17 Exterior lighting shall be directed away from neighbouring sites and roads.

5.18 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical plane, at the boundary of any other residential zoned sites between the hours of 10.00pm and 7.00am and 20 lux at all other times.

- **Traffic Safety at Intersections**

5.19 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence, (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are pruned to maximise visibility for traffic safety.

5.20 Road boundary fences shall be a maximum height of 2 metres.

6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Water, Sewer, Stormwater, and Reserves Contributions**

See General Rule 6.5.

(b) **Vehicle Access and Loading**

See General Rule 6.7.

(c) **Parking**

See General Rule 6.8.

(d) **Hazardous Substances**

See General Rule 6.9.

(e) **Signs**

See General Rule 6.15.

(f) **Natural Hazards**

For land subject to flooding, coastal inundation see General Rule 6.16 and the Regional Coastal Environment Plan for rules relating to Coastal Erosion.

(g) **Filled Sites**

See General Rule 6.19.

(h) **Noise**

See General Rule 6.21 for measurement and assessment of noise, standards for construction and maintenance noise, and General Rule 6.10 on Temporary Buildings and Activities.

2.6.2 RESIDENTIAL 2 ZONE

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules.

- 1.1 Household units.
- 1.2 (a) For land between The Terrace and the Main South Railway Line boarding and lodging houses, hostels or community care facilities (unrestrained) or travellers accommodation.

(b) For other areas of this zone boarding or lodging houses, hostels, or community care facilities (unrestrained) with up to 10 beds.
- 1.3 Consulting rooms for health practitioners.
- 1.4 Accessory buildings for any of the above.
- 1.5 Open space or its use for recreational purposes other than motor sports.
- 1.6 Utility services.
- 1.7 Road and bridge construction and maintenance within road reserves.
- 1.8 Home occupations.
- 1.9 A building not exceeding 30 square metres floor area situated on the same site as a residential building and used for the storage only of plant and materials in connection with the business used for the home occupation.
- 1.10 Those activities provided for in the General Rules as permitted activities.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

- 2.1 Extensions to existing educational establishments, day care centres, and hospitals. Council shall restrict its discretion to the environmental effects associated with traffic access.

2.2 Telecommunication facilities and radio communication facilities. The Council shall restrict its discretion to potential visual effects.

2.3 Those activities provided for in the General Rule as controlled activities.

3 DISCRETIONARY ACTIVITIES

The following are discretionary activities subject to complying with the General Rules.

3.1 Travellers accommodation other than for land between The Terrace and the Main South Railway Line.

3.2 New educational establishments or day care centres.

3.3 Hospitals.

3.4 Places of assembly which are not licensed under the Sale of Liquor Act.

3.5 Veterinary clinics.

3.6 Extensions to existing shops.

3.7 Public utilities.

3.8 Extensions to licensed premises existing at 7 October 1995.

3.9 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone.

3.10 Those activities provided for in the General Rules as discretionary activities.

3.11 Emergency Services Facilities.

3.12 Accessory buildings to any of the above.

3.13 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

4 NON-COMPLYING ACTIVITIES

- 4.1 All other activities in this zone are non-complying unless they are provided for by a General Rule.

5 PERFORMANCE STANDARDS FOR ALL ACTIVITIES IN THIS ZONE

- **Sunlight, Outlook, Visual Amenity and Privacy**

- 5.1 The maximum height of buildings shall be 12 metres.
- 5.2 All buildings shall be contained within a building envelope constructed by recession planes as set out in Appendix 2.
- 5.3 The recession plane in Appendix 2 shall apply between any two detached household units on the same site and will be calculated from an imaginary boundary between adjoining detached household units or from a point corresponding with the division between the land allocation of each unit.
- 5.4 Non-residential buildings other than residential accessory buildings shall be set back a minimum of 3 metres from boundaries with adjoining residential activities.
- 5.5 A building sited within 3 metres of a boundary on the subject site shall not exceed an overall dimension of 30 metres measured parallel to any site boundary, excluding a 600 millimetre projection of eaves.
- 5.6 Lines and pipes associated with utility services and telecommunication facilities shall be placed underground.
- 5.7 Renewal, replacement or upgrading of existing overhead services (other than transmission lines) of more than 50 metres in length shall be located underground.
- 5.8 A maximum of one household unit shall be permitted for each 200 square metres of site area (exclusive of entrance strips for rear sites) except for land between The Terrace and the Main South Railway Line where no maximum applies.
- **Open Space**
- 5.9 All household units shall have a minimum area of open space area of 35 square metres with a minimum dimension of 4 metres provided on any of the north, west, or east sides of any household unit located at ground level.

- 5.10 Doors from adjoining units shall not open onto the open space area provided for another household unit on the same site.
- 5.11 Open space areas shall be provided for the exclusive use of the subject household unit and shall remain unobstructed by vehicular access, manoeuvring, parking or service areas.
- 5.12 Up to half of the open space area may be occupied by an attached structure which is predominantly made of glass or other clear sheet material and which has the purpose of providing for the indoor/outdoor utilisation of this area eg conservatories/glasshouse.
- 5.13 Within multiple household units those units entirely on the first floor level or above shall have a balcony of a minimum area of 12 square metres and a ground level open space area of a minimum of 35 square metres which shall be provided adjoining any of the north, west or east sides of the household unit for the exclusive use of that household unit. Doors from adjacent units may not open onto that balcony or open space area of an adjoining household unit.
- 5.14 Open space shall be unobstructed from the ground level upwards except where a roof or other part of a building, which is a minimum of 2 metres above the ground level of the open space, may overhang the open space by up to 1 metre or where a balcony of a minimum area of 12 square metres overhangs the open space of the same household unit.
- **Obtrusive Light from Artificial Lighting**
- 5.15 Exterior lighting shall be directed away from neighbouring sites and roads.
- 5.16 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical plane, at the boundary of any other residential zoned sites between the hours of 10.00pm and 7.00am and 20 lux at all other times.
- **Traffic Safety at Intersections**
- 5.17 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence, (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are pruned to maximise visibility for traffic safety.
- 5.18 Road boundary fences shall be a maximum height of 2 metres

- 6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES**
- (a) **Water, Sewer, Stormwater and Reserves Contributions**
See General Rule 6.5.
 - (b) **Vehicle Access and Loading**
See General Rule 6.7.
 - (c) **Parking**
See General Rule 6.8.
 - (d) **Hazardous Substances**
See General Rule 6.9.
 - (e) **Signs**
See General Rule 6.15.
 - (f) **Natural Hazards**
For land subject to flooding and coastal inundation, see General Rule 6.16 and the Regional Coastal Environment Plan for rules relating to Coastal Erosion.
 - (g) **Filled Sites**
See General Rule 6.18.
 - (h) **Noise**
See General Rule 6.21 for measurement and assessment of noise, standards for construction and maintenance noise and General Rule 6.10 on Temporary Buildings and Activities.

2.6.3 RESIDENTIAL 3 ZONE

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules.

- 1.1 One household unit per site.
- 1.2 Grazing of animals in accordance with Council Bylaws, except pig or poultry farming.
- 1.3 Market gardening other than retail sales.
- 1.4 Educational establishments or day cares centres.
- 1.5 Offices.
- 1.6 Open space or its use for recreational purposes other than motor sports.
- 1.7 Accessory buildings for any of the above.
- 1.8 Road and bridge construction and maintenance within road reserves.
- 1.9 Home occupations.
- 1.10 A building not exceeding 30 square metres floor area situated on the same site as a residential building and used for the storage only of plant and materials in connection with the business used for the home occupation.
- 1.11 Utility services.
- 1.12 Those activities provided for in the General Rules as permitted activities.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

- 2.1 Sale of goods produced on the subject site. Council shall restrict its discretion to the environmental effects associated with traffic access and hours of operation.
- 2.2 Those activities provided for in the General Rules as controlled activities.

2.3 Additions to shops. Council shall restrict its discretion to the environmental effects associated with parking, traffic access, and signage.

2.4 Telecommunication facilities and radio communication facilities. The Council shall restrict its discretion to potential visual effects.

3 DISCRETIONARY ACTIVITIES

The following are discretionary activities in this zone subject to complying with the General Rules.

3.1 Travellers accommodation.

3.2 Boarding or lodging houses, or hostels, or community care facilities (unrestrained).

3.3 Camping grounds.

3.4 Places of assembly.

3.5 Shops.

3.6 Restaurants or licensed premises.

3.7 Service Stations.

3.8 Vehicle repair garages.

3.9 Public utilities.

3.10 Emergency Services Facilities.

3.11 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone.

3.12 Those activities provided for in the General Rules as discretionary activities.

3.13 Two household units. Subject to compliance with the Performance Standards for this zone and the General Rules, the exercise of Council's discretion will be limited to sewerage treatment and disposal.

3.14 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

4 NON-COMPLYING ACTIVITIES

4.1 All other activities in this zone are non-complying unless they are provided for by a General Rule.

5 PERFORMANCE STANDARDS FOR ALL ACTIVITIES IN THIS ZONE

- **Sunlight and Outlook**

5.1 The maximum height of buildings shall be 10 metres.

5.2 All buildings shall be contained within a building envelope constructed by recession planes as set out in Appendix 2.

5.3 All buildings other than as provided for in Performance Standard 5.4 shall be set back a minimum of 5 metres from road boundaries.

In respect of existing buildings sited not less than 4.5 metres from the road boundary, these buildings can be extended, provided no part of the extension is closer than 4.5 metres from the road boundary and all other rules are complied with.

5.4 Parking spaces for up to 2 vehicles may be located within the front set back. One of these spaces may be in the form of a garage or carport.

5.5 All buildings, excluding accessory buildings, shall be set back a minimum of 3 metres from all other internal boundaries.

5.6 No accessory buildings shall be sited within 5 metres of a residential building on an adjoining site.

- **Obtrusive Light from Artificial Lighting**

5.7 Exterior lighting shall be directed away from neighbouring sites and roads.

5.8 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical plane, at the boundary of any other residential zoned sites between the hours of 10.00pm and 7.00am and 20 lux at all other times.

- **Traffic Safety at Intersections**

5.9 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence, (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are pruned to maximise visibility for traffic safety.

5.10 Road boundary fences shall be a maximum height of 2 metres.

- **Servicing**

5.11 For household units, Council will require evidence of access to potable (drinkable) water from a community water supply scheme, private water bore, or be able to provide storage of a minimum of 45,000 litres of potable (drinkable) water from another source, subject to a consent notice registered against the title.

NOTE: Discharge standards for effluent are set by the Canterbury Regional Council, but are administered by the Timaru District Council (see General Rule 6.5).

6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Water, Sewer, Stormwater and Reserves Contributions**

See General Rule 6.5.

(b) **Vehicle Access and Loading**

See General Rule 6.7.

(c) **Parking**

See General Rule 6.8.

(d) **Hazardous Substances**

See General Rule 6.9.

(e) **Signs**

See General Rule 6.15.

(f) **Natural Hazards**

For land subject to flooding or coastal inundation see General Rule 6.16 and the Regional Coastal Environment Plan for rules relating to coastal erosion.

(g) **Noise**

See General Rule 6.21 for measurement and assessment of noise, standards for construction and maintenance noise and General Rule 6.10 on Temporary Buildings and Activities.

(h) **Filled Sites**

See General Rule 6.18.

2.6.4 RESIDENTIAL 4 ZONE

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules.

- 1.1 Home occupations.
- 1.2 Public or private walkways.
- 1.3 Grazing of animals in accordance with Council Bylaws except pig or poultry farming.
- 1.4 Road and bridge construction and maintenance within road reserves.
- 1.5 Utility services.
- 1.6 Maintenance and minor upgrading of existing utility services except that the activity shall not be subject to compliance with Performance Standards 5.1 and 5.8.
- 1.7 Those activities provided for in the General Rules as permitted activities.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

- **Old North Road**

- 2.1 One household unit per allotment provided for as part of a comprehensive development plan in that part of the zone west of Old North Road, or one unit per proposed allotment south or east of Old North Road, Blair Street, or Mahoneys Hill Road. Council shall restrict its discretion to the environmental effects associated with the matters in Policy 2.1.2.2.

Any development proposal for that area of the Residential 4 Zone west and north of Old North Road must:

- (a) identify, provide and thereafter maintain a planted 20 metre buffer strip along the south side of the South Canterbury By Products boundary with the Residential 4 Zone (see Map No 27);

- (b) ensure that no more than nine houses are to be located in that part of the Residential 4 Zone identified on Map No 27 as a dark quadrilateral; and
- (c) ensure that the nine houses identified in (b) above be single storey.

- **State Highway 8 to State Highway 1**

One household unit per allotment provided for as part of a comprehensive development plan for that part of the zone between State Highways 1 and 8. The development plan shall provide for vehicle access for all new sites to be from a cul-de-sac entered from State Highway 8.

- **Doncaster and Martin Streets**

One household unit per allotment provided for as part of a comprehensive development plan for each existing allotment with access to Doncaster or Martin Streets.

- 2.2 Protection or amenity planting on sites where household units will not be erected. Council shall restrict its discretion to the environmental effects associated with the matters in Policy 2.1.2.2.
- 2.3 Open space or its use for recreational purposes other than motor sports. Council shall restrict its discretion to the environmental effects associated with the matters in Policy 2.1.2.2.
- 2.4 Accessory buildings to permitted or controlled activities. Council shall restrict its discretion to the environmental effects associated with the matters in Policy 2.1.2.2.
- 2.5 Those activities provided for in the General Rules as controlled activities.
- 2.6 Telecommunication facilities and radio communication facilities. The Council shall restrict its discretion to potential visual effects.
- 2.7 Additions, alterations and modifications to existing household units. Council shall restrict its discretion to the environmental effects associated in the matters in Policy 2.1.2.2 for Residential Zones.

3 DISCRETIONARY ACTIVITIES

The following are discretionary activities in this zone subject to complying with the General Rules.

- 3.1 All residential uses not listed as permitted or controlled.

- 3.2 Educational establishments or day care centres.
- 3.3 Consulting rooms for health practitioners.
- 3.4 Hospitals.
- 3.5 Buildings accessory to discretionary activities.
- 3.6 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone.
- 3.7 Places of assembly which are not licensed under the Sale of Liquor Act.
- 3.8 Public utilities.
- 3.9 Those activities provided for in the General Rules as discretionary activities.
- 3.10 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

4 NON-COMPLYING ACTIVITIES

- 4.1 All other activities in this zone are non-complying unless they are provided for by a General Rule.

5 PERFORMANCE STANDARDS FOR ALL ACTIVITIES IN THIS ZONE

- **Sunlight, Outlook, and Visual Amenity**

- 5.1 A comprehensive development plan is to be prepared prior to any development within this zone. This plan shall establish an internal traffic circulation pattern, landscaping, screen planting of nearby Industrial Zones, and recreational facilities.
- 5.2 The maximum height of buildings shall be 8 metres.
- 5.3 All buildings shall be contained within a building envelope constructed by recession planes as set out in Appendix 2.
- 5.4 The recession plane in Appendix 2 shall apply between any two detached household units on the same site and will be calculated

from an imaginary boundary between adjoining detached household units or from a point corresponding with the division between the land allocation of each unit.

- 5.5 All buildings shall be set back a minimum of 5 metres from road boundaries and 4 metres from other boundaries except that no building is to be located closer than 20 metres from an adjoining Industrial zone boundary.
- 5.6 A building sited within 6 metres of a boundary on the subject site shall not exceed an overall dimension of 30 metres measured parallel to any site boundary, excluding a 600 millimetre projection of eaves.
- 5.7 Lines and pipes associated with utility services and telecommunication facilities shall be placed underground.
- 5.8 A minimum of 10% of each site shall be in permanent planting, including trees at the rate of 1 tree per 10 square metres of area of permanent planting.

- **Open Space**

- 5.9 All household units shall have an area of open space provided on any of the north, west, or east sides of any household unit located at ground level and be a minimum area of 75 square metres with a minimum dimension of 5 metres.
- 5.10 Doors from adjoining household units shall not open onto the open space area provided for another household unit on the same site.
- 5.11 Open space areas shall be provided for the exclusive use of the subject household unit, and shall remain unobstructed by vehicular access, manoeuvring, parking or service areas.
- 5.12 Open space shall be unobstructed from the ground level upwards except where a roof or other part of a building which is a minimum of 2 metres above the ground level of the open space may overhang the open space by up to 1 metre.

- **Obtrusive Light from Artificial Lighting**

- 5.13 Exterior lighting shall be directed away from neighbouring sites and roads.
- 5.14 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical plane, at the boundary of any other residential zoned sites between the hours 10.00pm and 7.00am and 20 lux at all other times.

- **Traffic Safety at Intersections**

- 5.15 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence, (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are pruned to maximise visibility for traffic safety.
- 5.16 Road boundary fences shall be a maximum height of 2 metres.

6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Water, Sewer, Stormwater, and Reserves Contributions**

See General Rule 6.5.

(b) **Vehicle Access and Loading**

See General Rule 6.7.

(c) **Parking**

See General Rule 6.8.

(d) **Hazardous Substances**

See General Rule 6.9.

(e) **Signs**

See General Rule 6.15.

(f) **Natural Hazards**

For land subject to flooding and coastal inundation, see General Rule 6.16 and the Regional Coastal Environment Plan for rules relating to Coastal Erosion.

(g) **Filled Sites**

See General Rule 6.18.

(h) **Noise**

See General Rule 6.21 and General Rule 6.10 on Temporary Buildings and Activities.

2.6.5 RESIDENTIAL 5 ZONE (FUTURE RESIDENTIAL DEVELOPMENT ZONE)

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules.

- 1.1 One household unit per site.
- 1.2 Farming excluding factory farming and outdoor non intensive pig farming.
- 1.3 Open space or its use for recreational purposes other than motor sports.
- 1.4 Home occupations.
- 1.5 Market gardening other than retail sales.
- 1.6 Accessory buildings for any of the above.
- 1.7 Utility services.
- 1.8 Road and bridge construction and maintenance within road reserves.
- 1.9 Those activities provided for in the General Rules as permitted activities.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules, with the exercise of Council's discretion restricted to the matter(s) specified:

- 2.1 Telecommunication facilities and radio communication facilities. The Council shall restrict its discretion to potential visual effects.
- 2.2 Those activities provided for in the General Rules as controlled activities.

3 DISCRETIONARY ACTIVITIES

The following are discretionary activities in this zone subject to complying with the General Rules.

- 3.1 Shelter belts.
- 3.2 Public utilities.

- 3.3 Sale of goods produced on the subject site.
- 3.4 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone.
- 3.5 Those activities provided for in the General Rules as discretionary activities.
- 3.6 Emergency Services Facilities
- 3.7 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

4 NON-COMPLYING ACTIVITIES

- 4.1 All other activities in this zone are non-complying unless they are provided for by a General Rule.

5 PERFORMANCE STANDARDS IN THE RESIDENTIAL 5 ZONE

- **Sunlight and Outlook**

- 5.1 The maximum height of buildings shall be 8 metres.
- 5.2 All buildings shall be contained within a building envelope constructed by recession planes as set out in Appendix 2.
- 5.3 All residential buildings shall be set back a minimum of 5 metres from road boundaries.
- 5.4 No accessory buildings other than residential accessory buildings shall be sited within 5 metres of a residential building on an adjoining site.

- **Obtrusive Light from Artificial Lighting**

- 5.5 Exterior lighting shall be directed away from neighbouring sites.
- 5.6 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical plane, at the boundary of any other residential zoned sites between the hours 10.00pm and 7.00am and 20 lux at all other times.

- **Traffic Safety at Intersections**

5.7 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence, (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are pruned to maximise visibility for traffic safety.

5.8 Road boundary fences shall be a maximum height of 2 metres.

6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Water, Sewer, Stormwater and Reserves Contributions**

See General Rule 6.5.

(b) **Vehicle Access and Loading**

See General Rule 6.7.

(c) **Parking**

See General Rule 6.8.

(d) **Hazardous Substances**

See General Rule 6.9

(e) **Noise**

See General Rule 6.21 for measurement and assessment of noise, standards for construction and maintenance noise, and General Rule 6.10 to Temporary Buildings and Activities.

(f) **Natural Hazards**

For land subject to flooding see General Rule 6.16.

(g) **Filled Sites**

See General Rule 6.18.

2.6.6 RESIDENTIAL 6 ZONE

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules.

- 1.1 Household units.
- 1.2 Boarding or lodging houses, community care facilities (unrestrained), or hostels or travellers accommodation providing for up to 10 people.
- 1.3 Market gardening other than retail sales.
- 1.4 Grazing of animals in accordance with Council Bylaws except pig or poultry farming.
- 1.5 Open space or its use for recreational purposes other than motor sports.
- 1.6 Public or private walkways and cycleways.
- 1.7 Accessory buildings to any of the above.
- 1.8 Utility services.
- 1.9 Road and bridge construction maintenance where located in accordance with indicative roads identified on the Indicative Development Plan for this zone (Appendix A).
- 1.10 Home occupations.
- 1.11 A building not exceeding 30 square metres floor area situated on the same site as a residential building and used for the storage only of plant and materials in connection with a business operated as a home occupation.
- 1.12 Those activities provided for in the General Rules as permitted activities.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

- 2.1 Telecommunication facilities and radio communication facilities. The Council shall restrict its discretion to potential visual effects.

- 2.2 Those activities provided for in the General Rules as controlled activities.

3 DISCRETIONARY ACTIVITIES

The following are discretionary activities in this zone subject to complying with the General Rules.

- 3.1 Boarding or lodging houses, or hostels, or community care facilities or travellers accommodation not provided for as a permitted activity.
- 3.2 New educational establishments or day care centres.
- 3.3 Consulting rooms for health practitioners.
- 3.4 Places of assembly that are not licensed under the Sale of Liquor Act.
- 3.5 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.
- 3.6 Public utilities.
- 3.7 Sale of goods or services produced on the site ancillary to a home occupation or market garden on the site.
- 3.8 Accessory buildings to any of the above.
- 3.9 Any activity listed as a permitted, controlled or discretionary activity that does not comply with the performance standards for this zone, or with the location(s) of infrastructure shown on the Indicative Development Plan for this zone (Appendix A).
- 3.10 Those activities provided for in the General Rules as discretionary activities.

Note: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

4 RESTRICTED DISCRETIONARY ACTIVITIES

The following are restricted discretionary activities in this zone subject to compliance with the General Rules with the exercise of the Council's discretion restricted to the matters specified:

- 4.1 Any alteration to the location of proposed Drive No 1 on Appendix A - Gleniti Indicative Development Plan. The Council's discretion is restricted to the:

- width and/or location of Drive No 1;
- number, location and width of pedestrian/cycle access points between Drive No 1 and the walkway/cycleway within the adjacent stormwater swale and to Spring Road;
- location of any proposed local roads connecting to Drive No 1;
- safe and efficient operation of Drive No 1 and the overall road network in the locality;
- location of vehicle access points from allotments adjoining Drive No 1;
- location of the adjoining pedestrian/cycleway within the road reserve of Drive No 1;
- location of other services that are located underground within the road reserve of Drive No 1;
- design including geometrics of Drive No 1;
- safety of Drive No 1;
- any landscaping of Drive No 1 road reserve.

4.2 Any alteration to the Proposed Neighbourhood Park on Appendix A - Gleniti Indicative Development Plan. The Council's discretion is restricted to the:

- size and shape of the park;
- type of fill material used and relative levels;
- aspect, slope, drainage and shading;
- vehicle and pedestrian access to the park;
- location of park in relation to a street frontage;
- linkages to greenway (containing walkway/cycleway);
- proximity to neighbourhood users and utility services (especially water) required for the operation and maintenance of the park.

5 NON-COMPLYING ACTIVITIES

- 5.1 All other activities in this zone are non-complying unless they are otherwise provided for by a General Rule.

6 DEFERRED ZONES

- 6.1 The rules and performance standards applicable to the land zoned Residential 1 and Residential 5 at Gleniti on Planning Maps 29-30 and 33-34, continue to apply to those respective areas, and to those relative parts of that land shown as Residential 6(a) (Deferred), until a sewer outfall is available for this area or from July 2010, whichever is the sooner.

- 6.2 The rules and performance standards applicable to the land zoned Residential 5 at Gleniti on Planning Maps 29 and 33, shall continue to apply to that area, and to those relative parts of that land shown as Residential 6(b) (Deferred), until a sewer outfall is available for this area or from July 2015, whichever is the sooner.

7 PERFORMANCE STANDARDS FOR ALL ACTIVITIES IN THIS ZONE

- **Sunlight, Outlook and Visual Amenity**

- 7.1 The maximum height of buildings shall be 10 metres.
- 7.2 All buildings shall be contained within a building envelope constructed by recession planes as set out in Appendix 2 and be setback a minimum of 1.5 metres from all site boundaries except where the site boundary adjoins a public road.
- 7.3 The recession plane in Appendix 2 shall apply between any two detached household units on the same site and will be calculated from an imaginary boundary between adjoining detached household units or from a point corresponding with the division between the land allocation of each household unit.
- 7.4 All buildings shall be set back a minimum of 5 metres from road boundaries.
- 7.5 Non-residential buildings other than residential accessory buildings shall be set back a minimum of 5 metres from boundaries with adjoining residential activities.
- 7.6 The total length of all buildings within 6 metres of boundaries shall not exceed 30 metres in length.
- 7.7 Lines and pipes associated with utility services (other than electricity transmission at or above 110kV) and telecommunication facilities shall be placed underground.

- 7.8 Renewal, replacement or upgrading of existing overhead services (other than electricity transmission lines at or above 110kV) of more than 50 metres in length shall be located underground.
- 7.9 One household unit shall be allowed for each 700 square metres.
- 7.10 Fences adjoining road boundaries, stormwater swales, walkways and/or cycleways shall be no more than a maximum height of 2 metres.
- **Open Space associated with Residential Activities**
- 7.11 All household units shall have an area of open space provided on any of the north, west, or east sides of any household unit located at ground level and be of a minimum area of 100 square metres with a minimum dimension of 5 metres. In respect of multi-unit household units which are part of a community care facility where common facilities/open spaces are provided, the minimum open space area can be reduced to 50 square metres for each unit.
- 7.12 Doors from adjoining household units shall not open onto the open space area provided for another household unit on the same site.
- 7.13 Open space areas (other than a public open space and/or reserve) shall be provided for the exclusive use of the subject household unit and shall remain unobstructed by vehicular access, manoeuvring, parking or service areas.
- 7.14 Open space areas (other than a public open space and/or reserve) shall be unobstructed from the ground level upwards except where a roof or other part of a building, which is a minimum of 2 metres above the ground level of the open space, may overhang the open space by up to 1 metre or where a balcony of a minimum area of 12 square metres overhangs the open space of the same household unit.
- **Site Density/Imperviousness**
- 7.15 No more than 45% of the area of an allotment may be covered in buildings and/or structures that require building consent.
- **Obtrusive Light from Artificial Lighting**
- 7.16 Exterior lighting shall be directed away from neighbouring sites and roads.
- 7.17 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical

plane, at the boundary of any other residential zoned sites between the hours of 10.00pm and 7.00am and 20 lux at all other times.

- **Traffic Safety at Intersections**

7.18 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are pruned to maximise visibility for traffic safety.

- **Formation of Proposed Neighbourhood Park**

7.19 If the Proposed Neighbourhood Park contains fill it must be compacted, levelled and rolled in accordance with NZS4431:1989 to achieve a minimum standard of compaction of 85% of the maximum density of the fill material. Engineering plans shall be submitted to the Council prior to undertaking this work.

8 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Water, Sewer, Stormwater, and Reserves Contributions**

See General Rule 6.5.

(b) **Vehicle Access and Loading**

See General Rule 6.7.

(c) **Parking**

See General Rule 6.8.

(d) **Hazardous Substances**

See General Rule 6.9.

(e) **Signs**

See General Rule 6.15.

(g) **Filled Sites**

See General Rule 6.19.

(h) **Noise**

See General Rule 6.21 for measurement and assessment of noise, standards for construction and maintenance noise, and General Rule 6.10 on Temporary Buildings and Activities.

