

## Residential Zones

### Issues

- Amenity of residential areas: What standards are needed to maintain the amenity of Residential Zones if housing is developed at greater densities?
- Number of residential zones: There are six Residential zones in the Operative District Plan. As the recent National Planning Standards require new Plans to have a limited number of zones based on the density of housing it has been necessary to rationalize the residential zones.
- Stormwater management: How can the potential for localised flooding in the residential area be reduced?

### Operative District Plan Approach

The current Plan six Residential zones which provide for a range of housing densities within Timaru, Geraldine, Pleasant Point and Temuka. These zones include:

- Suburban Residential (Timaru, Geraldine, Pleasant Point and Temuka)
- High Density Residential ( Timaru Inner city)
- Medium density (Gleniti)
- Low Density (Washdyke and Temuka)
- Future Residential (Geraldine).

### Proposed Plan Approach

The following zones are now proposed for residential areas:

- General Residential Zone: All residential areas other than inner city Timaru and central Geraldine
- Medium Density Residential Zone: Inner city Timaru and central Geraldine
- The Proposed Plan manages land use in sensitive environments by a series of "overlays" which are contained in their own chapters. Some of these overlays e.g. natural hazards, apply to land within residential zones.

## Changes

Key changes include:	Reasons:
<p><b>Building height</b> Provision for up to three storey houses in the Medium Density Residential zone Reason for change: To enable a greater density of housing and make efficient use of sites Multi-unit development: Consent required for three or more units on a site in the Medium Density Residential zone</p>	To achieve good site layout and building design for more intensive developments.
<p><b>Retirement villages</b> Specific provision for retirement villages, subject to a consent process</p>	To recognise and provide for increased need for housing for older people while maintaining the amenity of neighbourhoods.
<p><b>Homebased and small-scale non-residential activities</b> Further provision made for homebased enterprises and community services including homebased education.</p>	To provide for the efficient and economic use of homes for employment and a variety of community services.
<p><b>Density</b> Two residential unit per General residential zone and three residential unit per Medium residential zone are permitted subject to standards.</p>	To allow higher density in the residential zones to meet community needs.