
SECTION 4: RESIDENTIAL ZONE

4.01 CATEGORIES OF ACTIVITIES

4.01.1 PERMITTED ACTIVITIES

The following activities are permitted if they fully comply with the performance standards set out or referred to in Sections 4.02.1 - 4.02.7 of the plan and are not listed in Sections 4.01.2, 4.01.3, 4.01.4, 4.01.5 or 4.01.6.

- (a) Residential Activities.
- (b) Community Activities and Essential Services.
- (c) Home Occupations.
- (d) Directional Signs including on-site directional signs.
- (e) Signs indicating that a site is the subject of a resource consent application.
- (f) Any activity which may generate unusual heavy vehicle traffic where the Council is notified in writing of the approximate time, location and volume of such traffic, and the likely type of vehicle(s) involved, at least two years in advance of the occurrence of such traffic.

4.01.2 CONTROLLED ACTIVITIES

The following activities are controlled activities if they comply with the performance standards set out in 4.03 of the plan:

- (a) Signs, other than those provided for as a Permitted Activity and signs of a moving, flashing, animated, or reflective kind proposed adjacent to the State highway system

Matters over which Council may impose conditions:

- (i) The appearance of the message
- (ii) The mounting of the sign
- (iii) Colour combinations
- (iv) Traffic safety
- (v) Moving, flashing, animated, or retro-reflective features
- (vi) Financial Contributions

- (b) Temporary Military Training Activities

Matters over which Council may impose conditions:

- (i) the avoidance, remediation or mitigation of any adverse effects arising out of the proposed activity
- (ii) the assessment criteria specified for controlled activities in the zone.

4.01.3 LIMITED DISCRETIONARY ACTIVITIES

(a) Relocated Buildings

Matters over which Council retains discretion:

- (i) Compliance with performance standards for permitted activities
- (ii) External upgrading and painting
- (iii) Financial contributions including bonds for completion of work

(b) Any activity, building or building addition with a maximum occupancy of over 20 and up to 100 persons.

Matters over which Council retains discretion:

- (i) Provision of amenities
- (ii) Appearance
- (iii) Landscaping
- (iv) Parking
- (v) Access
- (vi) Financial Contributions

(c) Any dwelling unit where there is between 6 & 10 metres between the main living areas of the dwelling unit and another dwelling unit.

Matters over which Council retains discretion:

- (i) Landscaping and Screening
- (ii) Financial Contributions

(d) Permanently occupied recreational vehicles and other easily moveable buildings, such as caravans and motor homes which occupy a site for up to 12 months while standing in a location permitted by a similarly permanent building.

Matters over which Council retains discretion:

- (i) Appearance
- (ii) Landscaping
- (iii) Connection to services
- (iv) Financial Contributions

(e) Any new vehicle access to a site, or new road, which does not comply with the standards set out in section 9 of this plan,

Matters over which Council retains discretion:

- (i) Dimensional standards of accessways
- (ii) Separation distances between crossings and/or between intersections and crossings
- (iii) Design speeds and pavement widths
- (iv) Financial Contributions

- (f) Any activity which may generate unusual heavy vehicle traffic.

Matters over which Council retains discretion:

- (i) Need for Bylaws to provide for a route or routes of any associated heavy vehicle traffic
- (ii) Times that heavy vehicle traffic may use the district roading system (other than State Highways)
- (iii) Financial Contributions

- (g) Temporary Military Training Activities which do not meet one or all of the performance standards for Controlled Activities.

Matters over which Council retains discretion:

- (i) Duration of the activity
- (ii) Extent of consents required
- (iii) Traffic generation
- (iv) Earthworks

4.01.4 **DISCRETIONARY ACTIVITIES**

- (a) Any activity, other than an activity listed in Sections 4.01.5 or 4.01.6 below which cannot meet the performance standards set out or referred to in Sections 4.02 and 4.03 below which and has not been granted a resource consent as a controlled activity.
- (b) Retail activities under 100m² in net lettable area.
- (c) Signs which are moving, flashing, animated or with reflective features adjacent to a state highway.

NOTE: COUNCIL may impose Financial Contributions in accordance with Section 16.

4.01.5 **NON-COMPLYING ACTIVITIES**

- (a) Any activity which:
 - 1. Occupies a building or buildings (other than an existing building) with design occupancy of more than 100 people.
 - 2. Generates more than five heavy vehicle movements per week.
 - 3. Occupies a gross floor area of more than 1000 square metres.
- (b) Refuse facilities, water and sewerage treatment plants, oxidation ponds.
- (c) Retail activities occupying over 100 square metres in area.
- (d) Industrial Activities.

NOTE: Council may impose Financial Contributions in accordance with Section 16.

4.01.6 PROHIBITED ACTIVITIES

- (a) Panelbeating
- (b) Spray Painting

NOTE: The above activities are not permitted under any circumstances, and only a Change to the District Plan itself can change this rule.

4.02 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES

The following performance standards must be complied with:

4.02.1 Bulk and Location

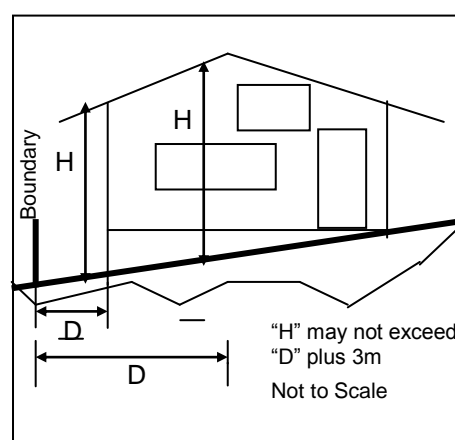
All Activities

1. Front sites directly adjacent to a public road:
 - (a) A building (other than an accessory building), shall be located no closer than:
 - (i) 1.5 metres to its side boundaries; and
 - (ii) 4.5 metres to its road boundary; and
 - (iii) 5 metres to its rear boundary.
 - (b) An accessory building shall be located:
 - (i) To the rear of a dwelling if a dwelling is on the site; or 20 metres from its road boundary if no dwelling is on the site; and
 - (ii) No closer than 1 metre to the rear or side boundary.
2. Rear sites not directly adjacent to a public road:
 - (a) A building other than an accessory building shall be located no closer than:
 - (i) 3 metres to any site boundary.
 - (b) Accessory buildings shall be located no closer than 1 metre to any site boundary.
3. Corner sites, directly adjacent to 2 or more public roads:
 - (a) Buildings other than an accessory building shall be located no closer than:

- (i) 4.5 metres to one road boundary and 3 metres to any other road boundary; and
 - (ii) 1.5 metres to any site boundary not being a road boundary; and
 - (iii) A dwelling shall be located a minimum of 5 metres from one site boundary that is not a road boundary.
- (b) No accessory building shall be located between a dwelling and a public road or closer than 3 metres to a public road or closer than 1 metre to any other site boundary.

On a site with no dwelling built on it, no accessory building may be located closer to a public road than 4.5 metres or 1 metre to any other boundary.

4. Residential developments shall contain not less than 300 square metres of site area exclusive of access per dwelling unit.
5. No part of any building may extend above the natural ground level at the nearest site boundary by more than 3 metres plus the horizontal distance between that part of the building being measured and the nearest site boundary.



6. No part of any building may extend more than 10 metres above ground level.

4.02.2 General Environmental Standards

1. All land use activities shall be undertaken in a manner ensuring no nuisance effects on adjacent properties.
2. All sites are to be kept free of litter and refuse at all times.

4.02.3 Living Environment

All Activities

1. Every dwelling unit shall have access to private outdoor open space at least indirectly from the main living area of the dwelling unit.
2. Every dwelling unit shall be so oriented that its main living area does not look directly into the main living area of another dwelling unit where there is less than 10 metres between main living areas.
3. No activity shall emit direct or indirect illumination, other than a public street light, which creates a nuisance for dwelling units.

4. No activity shall emit objectionable spills of light, other than a public street light, directly or indirectly into a dwelling unit.
5. No home occupation shall generate any heavy vehicle movement in addition to that generated by normal residential activities in the area.
6. No home occupation shall create electrical interference with television and radio sets in neighbouring dwelling units.

4.02.4 **Access and Rooding**

All Activities

1. All sites shall have legal and practical access to a formed road.
2. All access including rights-of-way shall be formed to an all weather standard.
3. All access, including rights-of-way, shall comply with the provisions of section 9 of this plan.
4. Footpaths, meeting Council's design standards, shall be required along all roads.

4.02.5 **Additional Performance Standards**

All Activities other than Residential Activities

1. No building which contains more than 400 square metres of gross floor area shall be permitted within 10 metres of its site boundary.
2. The maximum design occupancy for any building or building addition shall be 20 persons.

4.02.6 **Additional Performance Standards**

All Activities other than Residential Activities and Community Facilities

1. No person may operate a business outside the hours of 8 am to 6 pm.
2. No commercial activity shall employ persons working on the site other than those who live on the site.
3. No commercial activity shall generate more heavy vehicle movement than that generated by a normal residential activity in that area.
4. No odours which create a nuisance shall be permitted beyond the boundaries of the site.
5. All materials, products and services associated with the business shall be permitted only within a fully enclosed structure.

4.02.7 **Financial Contributions**

All Activities

1. Financial Contributions must be paid in accordance with Section 16.

4.02.8 **General District Wide Performance Standards**

Subdivision (See Section 8)
Parking & Transportation (See Section 9)
Noise (See Section 10)
Hazardous Substances (See Section 11)
Natural Hazards (See Section 12)

NOTE: See also:
Designations (See Section 13)
Utilities & Services (See Section 14)
Heritage Protection (See Section 15)
Financial Contributions (See Section 16)

4.03 CONTROLLED ACTIVITIES – PERFORMANCE STANDARDS

4.03.1 Signs, shall comply with the following performance standards:

1. One sign per site shall be allowed providing the sign shall be located wholly within the property to which the sign relates.
2. For residential activities, the sign shall not exceed 0.25 square metres in size.
3. For permitted non-residential activities, the sign shall be attached to a building on the site and not exceed the profile of the building, or, it shall be free standing providing the following standards are met:
 - (a) For signs attached to buildings:
 - (i) It shall not obstruct or reduce the conspicuity of directional signs
 - (ii) The total area of the sign shall not exceed 3 square metres
 - (iii) The sign shall not contain more than 6 words and/or symbols provided the lettering is not greater than 300mm and not less than 100mm in height
 - (iv) It shall not be illuminated

- (b) For free standing signs:
 - (i) It is located as close as practicable to the entrance of the site to which the sign relates
 - (ii) It shall not obstruct or reduce the conspicuity of directional signs
 - (iii) It shall be located as far as practicable from known accident locations with an accident record above twice the national average
 - (iv) It shall be placed at least 15 metres from any directional sign
 - (v) It shall be erected at right angles to the road
 - (vi) It shall not obstruct driver visibility along the road and at intersections and entrances
 - (vii) The total area of the sign shall not exceed 3 square metres or 4.5 metres above ground level
 - (viii) The sign shall not contain more than 6 words and /or symbols provided the lettering is not greater than 300mm or less than 100mm in height
 - (ix) The sign shall not be illuminated
- 4. Where signs are intended to be viewed from a moving vehicle, such signs shall be located so they are fully visible to motorists for 80 metres in a 50 kph speed zone, 180 metres in a 70 kph speed zone and 250 metres in a 100 kph speed zone.
- 5. Signs advertising the sale of the property on which the sign is located or identifying a contractor working on that site, and erected for less than 6 months, shall not exceed 0.6 square metres in area.
- 6. Signs used for electioneering purposes or announcing community events shall be erected no earlier than 6 months before the election or event and be removed within 7 days of the event concluding, unless otherwise required by statute.
- 7. Signs advertising the existence of a key tourist attraction that is not on the site where the sign is located shall have the written support of a recognised local tourist promotion organisation such as Information South Taranaki or Tourism Taranaki with regard to its design and location.

4.03.2 Temporary Military Training Activities shall comply with the following standards:

- (i) The written consent of the owner of the property must have been obtained
- (ii) No permanent structures shall be constructed
- (iii) No earthworks (permanent or mechanical) shall be carried out unless provided for in this Plan
- (iv) Flying activity must be in compliance with civil aviation regulations or in agreement with the local controlling authority
- (v) The activity must not exceed a period of 14 days
- (vi) The written consent of the immediate neighbours adjoining the property on which the activity is being carried out must have been obtained
- (vii) The noise standards relating to the zone must be met

4.04 LIMITED DISCRETIONARY AND DISCRETIONARY ACTIVITIES – PERFORMANCE STANDARDS

4.04.1 All activities listed in sections 4.01.3 and 4.014 shall conform, as far as practicable, with the performance standards set out in sections 4.02 and 4.03.