

# 17. Residential Zones

## Issue 17.1

The effects of growth and development on the existing Residential Zones of the District, and the potential loss of those characteristics of Residential Zones that provide for residents' and visitors' health, safety and wellbeing.

### Objective 17.1.1

Residential Zones that provide for residents' health, safety and wellbeing and that provide a range of living environments with distinctive characteristics.

#### Policy 17.1.1.1

Maintain and enhance the characteristics of Residential Zones that give them their particular character and quality of environment.

#### Policy 17.1.1.2

Recognise and provide for differences between Residential Zones reflecting the community's expectations that a range of living environments will be maintained and enhanced.

### Explanation

The Residential 1 Zone is the highest density living environment in the District. The zone surrounds the town centres of Rangiora and Kaiapoi. Residential 1 Zone provides an opportunity for higher density living within walking distance of town centre facilities and reinforces the dominant community focal point role of these towns. The zone is sensitive to adverse effects that may spill over from the adjacent Business 1 Zone.

The Residential 2 Zone occupies most of the living environment in the District's towns. It is characterised by the single storey detached dwelling, surrounded by lawns and gardens. The streets are open and spacious and generally carry only local traffic. The Residential 2 Zone is sensitive to adverse effects that may spill over from adjacent zones, especially the Business and Rural Zones.

The Residential 3 Zone reflects the view of the community that the beach settlements and small rural towns are different in character from the four main towns in the District. These differences largely stem either from their origins as holiday settlements, their small size, and low density of building. Servicing

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constraints such as at Allin Drive/Queens Avenue, Waikuku Beach which limit subdivision potential have the effect of maintaining the particular character of some settlements and towns.

The Residential 4 Zones are based on the former “Rural-Residential Zone”. The zones provide a living environment within the rural area. The nature of these zones has increasingly taken on urban characteristics. People value them as very low density residential sites in a rural setting. Increasingly it is expected that servicing standards will mirror urban rather than rural settings. The difference between the 4A Zone and 4B Zone relates to lot sizes. New 4A and 4B Zones can only be created by plan change. The 4B Zones are the original Rural-Residential Zones created under the Transitional District Plans based on limited public servicing and one hectare average lot sizes.

The Residential 5 Zone provides for a special quality residential environment focused around man-made water bodies. It is a zone that has restrictive controls in place in recognition of the qualities of the environment including habitat and wildlife values of those water bodies. It is a location where extensive landscaping and amenity plantings are required. The Residential 5 Zone is a unique zone within the District. A particular character and level of amenity will be created within this zone.

The Residential 6 and 6A Zones provide for the residential development of the Pegasus new town to the east of State Highway 1, north-east of Woodend. It is anticipated that the zones will enable a variety of housing environments of differing densities, from single storey detached dwellings on spacious sections to higher density living within close proximity to the community and commercial facilities in the town. Pegasus has the potential, when fully developed, to accommodate a population of approximately 5000 people in a comprehensively designed community which reflects the nature conservation and cultural heritage values of its surrounding environment. The town is designed around a town centre, recreation and community facilities, which will provide an urban focus for the town, with attractive, safe and efficient links to the residential neighbourhoods.

A consistent message that has come from the Council’s consultation exercises with the community is a call for orderly change. There is a desire to retain the fundamental elements that give the Residential Zones their characters. The community’s interest lay in managing the rate of change, not stopping nor prescribing acceptable change. It accepted that it was not possible to anticipate and therefore plan for likely futures. Management of Residential Zones should not be directed at retaining any particular known residential landscape. The management should ensure the retention of those Residential Zone characteristics set out in Table 17.1.

**Table 17.1: Residential Zone Characteristics – Residential 1 and 2**

Residential 1	Residential 2
<ul style="list-style-type: none"> <li>— Predominant activity is living;</li> <li>— facilities include schools, local shops, reserves, churches, and service related businesses;</li> <li>— highest density of dwellings for the District’s Residential Zones;</li> </ul>	<ul style="list-style-type: none"> <li>— Predominant activity is living;</li> <li>— predominantly detached dwellings;</li> <li>— facilities include schools, local shops, churches, places of assembly, reserves;</li> <li>— lower density of dwellings than for Residential 1;</li> </ul>

Residential 1	Residential 2
<ul style="list-style-type: none"> <li>— flats and townhouse developments are more common than Residential 2;</li> <li>— minimum lot size 300 square metres, and maximum site coverage 50%;</li> <li>— streetscapes enhanced by mature trees and other plants;</li> <li>— hard surfaces visually dominant;</li> <li>— full urban services; and</li> <li>— footpaths on both sides of the street</li> </ul>	<ul style="list-style-type: none"> <li>— lot sizes minimum 600 square metres and maximum site coverage 35%;</li> <li>— open, spacious streetscape, with hard surfaces visually dominant;</li> <li>— low traffic speeds;</li> <li>— fewer traffic movements on many streets than in Residential 1;</li> <li>— limited advertising;</li> <li>— full urban services; and</li> <li>— trees and plants enhance streetscapes</li> </ul>

Table 17.1: Residential Zone Characteristics – Residential 3 and 4A/B

Residential 3	Residential 4A/B
<ul style="list-style-type: none"> <li>— Predominant activity is living;</li> <li>— detached dwellings including a number of baches;</li> <li>— high proportion of smaller dwellings;</li> <li>— diverse styles and ages of dwellings;</li> <li>— settlements are significantly smaller than other main towns;</li> <li>— wide range of lot sizes;</li> <li>— a rural outlook and setting;</li> <li>— access to public open space including the coastal environment – easy access to walking opportunities;</li> <li>— churches, local shops, reserves and camping grounds are important activities within the zone;</li> <li>— intimate and informal streetscapes;</li> <li>— the streets are areas of community interaction;</li> <li>— limited footpaths;</li> <li>— minimal kerb and channels;</li> <li>— low noise levels;</li> <li>— low traffic volumes on side streets;</li> </ul>	<ul style="list-style-type: none"> <li>— Predominant activity is living;</li> <li>— detached dwellings and associated buildings;</li> <li>— some limited farming and horticulture;</li> <li>— dwelling density is lowest for Residential Zones;</li> <li>— dwellings in generous settings;</li> <li>— average lot size of 0.25-1.0 hectare;</li> <li>— limited number of lots located in a rural environment;</li> <li>— rural style roads or accessways;</li> <li>— opportunity for a rural outlook from within the zone;</li> <li>— few vehicle movements within the zone;</li> <li>— access to zones not from arterial roads;</li> <li>— community water and/or sewerage schemes; and</li> <li>— limited kerb, channelling and street lighting</li> </ul>

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Residential 3	Residential 4A/B
<ul style="list-style-type: none"> <li>— significant traffic levels on main roads, and during holidays; and</li> <li>— limited services and utility capacities in most zones</li> </ul>	

**Table 17.1: Residential Zone Characteristics – Residential 5 and 6/6A**

Residential 5	Residential 6/6A
<ul style="list-style-type: none"> <li>— Predominant activity is living;</li> <li>— mixture of dwelling densities, both low and medium density opportunities exist;</li> <li>— residential environment focused on water features of the site;</li> <li>— reticulated urban services;</li> <li>— limited kerb, channelling and street lighting;</li> <li>— high amenity values;</li> <li>— limited number of allotments;</li> <li>— strict controls on building design;</li> <li>— innovative use of water bodies;</li> <li>— enhancement of water bodies and surrounds;</li> <li>— extensive landscaping;</li> <li>— private accessways;</li> <li>— development controlled by concept plan; and</li> <li>— water-based activities strictly limited to protect habitat, wildlife and amenity values</li> </ul>	<ul style="list-style-type: none"> <li>— Predominant activity is living;</li> <li>— compact, cohesive urban community;</li> <li>— convenient and distinctive town centre adjoining a central lake;</li> <li>— facilities include a school, local shops and other commercial and service-related businesses; other community facilities and reserves;</li> <li>— a variety of housing densities and styles, with a density of dwellings in places as high as Residential 1;</li> <li>— townhouse and comprehensive housing developments focussed around the town centre, main access road through the town, and the community facilities;</li> <li>— minimum lot sizes of generally 400 square metres in the Residential 6 Zone and a maximum lot size of 412.5 square metres in the Residential 6A Zone;</li> <li>— streetscapes enhanced by significant plantings of trees;</li> <li>— full urban services;</li> <li>— structured roading layout, with associated walking and cycling provision, linking the commercial and community activities with the residential neighbourhoods;</li> <li>— generous areas of open space throughout the town, linking to the enhanced nature conservation areas and the recreation and open space resources of the surrounding area; and</li> <li>— safe and efficient urban environment reflecting the natural and cultural attributes of its surroundings</li> </ul>

CROSS REFERENCE: Policy 13.1.1.2

## Methods

### District Plan Rules 17.1.1.2.1

Standards for noise, glare, hazardous substances, signs.

Control of dwellinghouse density, numbers, site development standards in relation to height, setbacks, recession planes.

Control of access.

Standards for parking.

Subdivision standards and classifications of activities reflecting environmental outcomes sought for each zone.

Standards for utility provision.

Standards for relocated dwellinghouses.

Outline Development Plan controlling the layout of development in Pegasus.

Requirement for Outline Development Plans for new areas zoned for residential development.

### Engineering Code of Practice 17.1.1.2.2

A set of engineering standards developed by the Waimakariri District Council for roads, domestic water supply and sewerage.

### Asset Management Plans 17.1.1.2.3

Forward plan of services including standards of servicing.

### District Development Strategy 17.1.1.2.4

A non-statutory document setting out the Waimakariri District Council's preferences as service, facility, and utility provider for the location and nature of future development including proposals for the integrated and staged provision of the services, facilities and utilities required by that development. The strategy is drawn around urban design principles and a 20 year planning period.

### Settlement Development Plans 17.1.1.2.5

Plans that provide for the integrated management of service development and upgrading, and environmental enhancements.

## Principal Reasons For Adopting Objectives, Policies and Methods 17.1.2

The natural and physical resources of Residential Zones need to be sustainably managed to enable people and communities to provide for their wellbeing, and health and safety (section 5 Resource Management Act 1991). The Council has a function to prepare resource management proposals that achieve integrated management of the use, development or protection of those resources. It is also required to control effects of land use (section 31(a), (b) Resource Management Act 1991).

Recent growth, change, and development in the District has raised the issue of how recent trends, which are projected to continue, will be managed in a sustainable way. The policies highlight the key features of the District’s Residential Zones that must be maintained in considering growth and development proposals. As the community wishes to retain the qualities of its Residential Zones; it is necessary for a policy framework, and some regulation, to secure those qualities as a consideration in resource management decisions.

Policy 17.1.1.2 enables the maintenance of six distinct residential environments, and two rural-residential environments. This variety will enable residents to provide for their health, safety and wellbeing in environments that best suit their purposes. Flexibility in level and quality of servicing reinforces the distinctions between the zones (Policy 13.1.1.3). Plan rules for subdivision, significant plants, allotment dimensions, site coverage and number of dwellings are necessary controls to avoid adverse effects of land use. Activity and development standards are set at a level appropriate for the maintenance of preferred zone characteristics. Avoiding the loss of these characteristics will promote the sustainable management of the natural and physical resources.

## Anticipated Environmental Results and Monitoring 17.2

Anticipated Environmental Results and Monitoring 17.2	Monitoring Indicator	Information	Monitoring Frequency
Distinctive residential environments are a feature of the District’s towns	Dominant activity Density of dwellings by site/zone Allotment sizes created by subdivision Incidence of tree planting Traffic movements	Survey Subdivision and land use consents	Annually
Community perceives the Residential Zones as desirable places in which to live	Community safety standards Community values	Survey	5 yearly