

General Objectives and Policies for all Residential Zones

Introduction

The purpose of the chapter is to provide for and manage activities within new and existing residential areas. These areas include the existing settlements throughout the District, as well as the larger urban environments of Oxford, Rangiora, Kaiapoi, Woodend and Pegasus. It also addresses activities taking place in the rural residential areas for the District, which are incorporated within the Large Lot Residential Zone.

This chapter contains objectives and policies relating to the:

1. General Residential Zone;
2. Medium Density Residential Zone;
3. Settlement Zone; and
4. Large Lot Residential Zone.

The key difference between the General Residential Zone and Medium Density Residential Zone is housing density, with the latter providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is¹ located within walkable distance to town centres, schools, open space and transport routes. The Settlement Zone differs from both of these zones, providing for a greater range of commercial activity, as the settlements do not have their own business zones. The Large Lot Residential Zone provides for **very**² low density rural residential living opportunities with an open, spacious character.

In the towns and settlements, provision is made for a range of community activities that have a benefit by being located within Residential Zones so they are accessible. The range of activities provided for in the Large Lot Residential Zone is more restricted, given that its primary role is for rural residential living.

The objectives and policies set out below apply to all Residential Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Objectives	
RESZ-O1	<p>Residential growth, location and timing Sustainable residential growth that:</p> <ol style="list-style-type: none"> 1. provides more housing in appropriate locations in a timely manner according to growth needs <u>in the short, medium and long term</u>³;

¹ Kainga Ora [325.191]. Residential Zones s42A report.

² Rick Allaway and Lionel Larsen [236.14]. Residential Zones s42A report.

³ Kainga Ora [325.192]. Residential Zones Reply Report.

	<p>2. is responsive to community and district needs; and</p> <p>3. enables new development, as well as redevelopment of existing Residential Zones.</p>
RESZ-O2	<p>Residential sustainability</p> <p>Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.</p>
RESZ-O3	<p>Residential form, scale, design and amenity values</p> <p><u>Residential development is of a A⁴ form, scale and design of development⁵ that:</u></p> <ol style="list-style-type: none"> 1. achieves a good quality residential environment that is attractive and functional; 2. supports community health, safety and well-being; 3. maintains differences between zones; and 4. manages adverse effects on <u>the surrounding environment amenity values that will change over time as the zones are developed.</u>⁶
RESZ-O4	<p>Non-residential activities</p> <p>Small scale non-residential activities that take place in residential areas support the function of local communities.</p>
RESZ-O5	<p>Housing choice</p> <p>Residential Zones provide for the needs of the community through:</p> <ol style="list-style-type: none"> 1. a range of residential <u>unit types activities</u>⁷; and 2. a variety of residential unit densities.
Policies	
RESZ-P1	<p>Design of development</p> <p>New development in residential areas is well designed and laid out, including by:</p> <ol style="list-style-type: none"> 1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height; 2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation; 3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised; 4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and

⁴ Kainga Ora [325.194]. Residential Zones Reply Report.

⁵ Kainga Ora [325.194]. Residential Zones Reply Report.

⁶ Kainga Ora [325.194]. Residential Zones Reply Report.

⁷ Oranga Tamariki [278.5]. Residential Zones s42A report.

	<p>consider modification of those controls only where other active design features such as verandas are incorporated;</p> <ol style="list-style-type: none"> 5. minimising the adverse impact of high fences on streetscape character and public safety; and 6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that is complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).
RESZ-P2	<p>Multi-unit residential development</p> <p>Promote and manage the development of multi-unit residential development in the Medium Density Residential Zone and General Residential Zone, including the use of amalgamated or multi-site redevelopment, by:</p> <ol style="list-style-type: none"> 1. ensuring that the development provides for active and passive engagement with the street at ground level, or where this is not provided that there are alternative design features that promote interaction; 2. ensuring that outdoor storage is integrated with the development to avoid adverse visual effects on the streetscape; 3. considering the context and character of the surrounding area and the extent to which it complements surrounding residential development; 4. ensuring that the development maintains or enhances amenity values and public safety by addressing the street, and where relevant, other areas of public open space; 5. minimising visual bulk of development through articulation of facades, using a variety of materials, and providing for a human scale to multi-storey buildings; 6. incorporating open space into the design that encourages interaction of people within developments, as well as the use of landscaping features to soften built form and provide for external and internal amenity value, including encouraging the retention of mature trees; 7. providing for vehicle and pedestrian access in a manner that recognises public safety, and a pedestrian entrance that is obvious and accessible; 8. clearly demarcating public and private space, in particular where this faces the street, while continuing to provide for visual interaction; and 9. encouraging variation in residential unit sizes within a development to support housing choice.
RESZ-P3	<p>Safety and well-being</p> <p>Provide for safety and well-being by:</p> <ol style="list-style-type: none"> 1. taking into account the following CPTED principles in the design of structures, residential units, outdoor areas and public open spaces: <ol style="list-style-type: none"> a. access – safe movement and connections; b. surveillance and sightlines – see and be seen; c. layout - clear and logical orientation; d. activity mix – eyes on the street; e. sense of ownership – showing a space is cared for; f. quality environments - well designed, managed and maintained environments;

	<p>g. physical protection – using active security measures; and</p> <p>2. providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage <u>limiting signs and managing</u>⁸ the impacts of on-site traffic generation to minimise impacts on neighbouring properties and road networks, and minimise adverse effects of noise and light, particularly in night time hours.</p>
RESZ-P4	<p>Sustainable design In relation to design of buildings in Residential Zones, encourage and advocate for⁹:</p> <ol style="list-style-type: none"> 1. minimisation of energy and water use, and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and rainwater collection, detention and use; and 2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and¹⁰ <u>minor residential units</u>¹¹.
RESZ-P5	<p>Residential Commercial Precinct Enable additional commercial activity to establish in the Residential Commercial Precinct where:</p> <ol style="list-style-type: none"> 1. it assists the supply of commercial space for Rangiora town centre; and 2. effects on any adjacent residential activity are minimised.
RESZ-P6	<p>Non-residential activities Non-residential activities are provided for in a manner that:</p> <ol style="list-style-type: none"> 1. <u>Avoid quarry, landfill, cleanfill, mining or dam activities within urban areas</u>¹²; 2. avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities; 3. ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence; and 4. recognise that the following non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: <ol style="list-style-type: none"> a. community facilities; b. educational facilities; and c. childcare facilities; and d. <u>emergency service facilities.</u>¹³
RESZ-P7	<p>Commercial activity in the General Residential and Medium Density Residential Zones Except in the Residential Commercial Precinct, only provide for commercial activities or upgrades to lawfully established commercial activity in the General</p>

⁸ Kainga Ora [325.199]. Residential Zones s42A report.

⁹ Kainga Ora [325.200]. Residential Zones s42A report.

¹⁰ Summerset [207.26]. Residential Zones s42A report.

¹¹ Kainga Ora [325.200]. Residential Zones s42A report.

¹² Fulton Hogan [41.33], para 49, Earthworks s42A report

¹³ Recommendation from Residential Zones s42A report: FENZ [303.51]

	<p>Residential and Medium Density Residential Zones that:</p> <ol style="list-style-type: none"> 1. are of a scale that is ancillary to residential use; or 2. provide a public health benefit and need to be readily accessible within a residential zone, while maintaining residential amenity values through residential scale and design; or 3. are established commercial activity that minimises impacts on residential amenity values, including through controls on operating hours, traffic, signs, noise, glare and light spill; and 4. do not give rise to significant adverse distributional or urban form effects on key activity centres or townships due to the scale of the activity.
RESZ-P8	<p>Housing choice Enable a range of residential unit types, sizes and densities where:</p> <ol style="list-style-type: none"> 1. good urban design outcomes are achieved; and 2. development integrates with surrounding residential areas and¹⁴ infrastructure.
RESZ-P9	<p>Commercial activity in the Settlement Zone Provide for limited scale and type of commercial activity in the Settlement Zone in order to:</p> <ol style="list-style-type: none"> 1. maintain or enhance the character of the surrounding settlement; and 2. manage adverse effects on the amenity values of adjacent residential sites from structures, signs, glare, light spill, noise and hazardous substances.
RESZ-P10	<p>Retirement villages Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone, where:</p> <ol style="list-style-type: none"> 1. they are¹⁵ consistent with good urban design outcomes¹⁶, including external design; and 2. integration with any adjacent residential activity, the transport system, roads and parking is achieved.
RESZ-P11	<p>Minor residential units Provide for a minor residential unit, which includes a tiny home, to facilitate residential choice and flexibility, while:</p> <ol style="list-style-type: none"> 1. ensuring that the minor residential unit is subservient to the principal residential unit on the site it is located; and 2. the minor residential unit maintains the amenity values of the residential activity through provision of outdoor living space.
RESZ-P12	<p>Outline development plans Use and development of land subject to an ODP shall:</p> <ol style="list-style-type: none"> 1. be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3); 2. ensure that development:

¹⁴ Kainga Ora [325.204]. Residential Zones s42A report.

¹⁵ Clause 16(2) RMA. Residential Zones Reply Report.

¹⁶ Summerset [207.27]. Residential Zones s42A report.

	<ul style="list-style-type: none"> a. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; b. contributes to residential areas that comprise a diversity of housing types; c. retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and d. achieves a high level of visual and landscape amenity; <p>3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.</p>
RESZ-P13	<p>Location of higher density development Locate higher density housing to support and have ready access to: 1. commercial business areas, community facilities and open space; and 2. public transport and well-connected walkable communities.¹⁷</p>
RESZ-P14	<p>Development density Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows:</p> <ul style="list-style-type: none"> 1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints then no less than 12 households per ha. 2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha.

¹⁷ Kainga Ora [325.206]. Residential Zones s42A report.