

SETZ - Settlement Zone

Introduction

The purpose of the Settlement Zone is to provide for the smaller rural and beach settlements of the District. This is a mix of residential and commercial activities in a manner that provides services to the local rural or beach communities. These include the settlements of Ashley, Sefton, Cust, Waikuku Beach, Kairaki, The Pines Beach and Woodend Beach.

The settlements also provide for tourist and traveller amenities, including any service station, food and beverage outlet, and small scale retail.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SETZ-O1	<p>Settlement Zone Existing settlements are recognised and retain their existing character, while providing for a mixture of commercial and residential use on larger sites.</p>
Policies	
SETZ-P1	<p>Residential character Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:</p> <ol style="list-style-type: none"> 1. predominantly residential activity, with density at the lower end compared to other Residential Zones; 2. small scale commercial services that service the local beach and/or rural communities; 3. cultural and spiritual activities, visitor accommodation, reserves and community facilities; 4. provides for a pleasant residential environment interspersed with commercial activities, in particular minimising the adverse effects of noise and outdoor lighting, but providing for small scale signs as well as signs necessary to support commercial activities in the settlement while maintain a high level of visual amenity; 5. maintenance of outlooks from within the settlements to rural areas; and 6. pedestrian movement, but with minimal use of kerb and channelling, and intimate and informal streetscapes.

Activity Rules

SETZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
SETZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R3 Minor residential unit	
Activity status: PER Where: 1. the maximum GFA of the minor residential unit shall be 80m ² (excluding any area required for a single car vehicle garage or carport); 2. there shall be only one minor residential unit is provided per site; and 3. parking and access is achieved from the same entrance as the principal residential unit on the site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units
SETZ-R4 Residential activity	
Activity status: PER Where: 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	Activity status when compliance not achieved: DIS
SETZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where: 1. the activity is associated with an otherwise permitted or consented activity.	Activity status when compliance not achieved: DIS
SETZ-R6 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R7 Boarding house	
Activity status: PER	Activity status when compliance not achieved: DIS

Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	
SETZ-R8 Residential disability care or care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R9 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under SETZ-R25.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
SETZ-R10 Home business	
Activity status: PER Where: 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site); 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	Activity status when compliance not achieved: DIS
SETZ-R11 Residential unit used as a show home	
Activity status: PER Where:	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:

<ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays; 2. the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued; and 3. the residential unit used as a show home shall not be located on local roads. 	<p>RES-MD3 - Use of a residential unit as a show home</p>
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SETZ-R12 Educational facility (~~excluding childcare facility~~)

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; <u>and</u> 3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;¹ 4.3. the facility shall not result in more than two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.² 	<p>Activity status when compliance not achieved: DIS</p>
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SETZ-R13 Childcare facility

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 3. the hours of operation when the site is open to visitors, children, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday; 4. the facility shall not result in more than 	<p>Activity status when compliance not achieved: DIS</p>
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¹ MoE [277.47]. Residential Zones s42A report.

² MoE [277.47]. Residential Zones s42A report.

two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.	
SETZ-R14 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R15 Health care facility	
Activity status: PER Where: 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m ² ; 3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.	Activity status when compliance not achieved: DIS
SETZ-R16 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note <ul style="list-style-type: none"> Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
SETZ-R17 Convenience activity	
Activity status: PER Where: 1. the maximum GFA of building occupied by the neighbourhood convenience retail activity shall be 75m ² .	Activity status when compliance not achieved: DIS
SETZ-R18 Veterinary facility	
Activity status: PER Where:	Activity status when compliance not achieved: DIS

<ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the veterinary facility shall be 200m². 	
<p>SETZ-R19 Food and beverage outlet</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the food and beverage outlet shall be 200m². 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R20 Supermarket</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the supermarket shall be 400m². 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R21 Recreation activities</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity is not a motorised recreation activity. 	<p>Activity status when compliance not achieved: NC</p>
<p>SETZ-R22 Retirement village</p>	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the application is supported by a design statement. <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R23 Community facility</p>	

<i>This rule does not apply to any health care facility provided for under SETZ-R15; or recreation facilities provided for under SETZ-R28.</i>	
Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	Activity status when compliance not achieved: N/A
SETZ-R23A Emergency service facility	
<u>Activity status: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage³</u>	<u>Activity status when compliance not achieved: N/A</u>
SETZ-R24 Cattery	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R25 Camping grounds	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R26 Funeral related services and facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R27 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R28 Recreation facilities	
<i>This rule does not apply to any motorised vehicle events provided for under SETZ-R36; or motorised recreation activity provided for under SETZ-R37.</i>	
Activity status: DIS	
SETZ-R29 Service station	
Activity status: DIS Where: 1. only locate on sites with frontage and the primary entrance to an arterial road or collector road	Activity status when compliance not achieved: NC

³ FENZ [303.53 and 303.55]. Residential Zones s42A report.

2. only occupy a GFA of building of less than 200m ² (excluding any covered forecourt).	
SETZ-R30 Any other activity not provided for in this zone as permitted, controlled, restricted discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	
SETZ-R31 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R32 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R33 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R34 Large format retail	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R35 Boarding kennels	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R36 Motorised vehicle events	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R37 Motorised recreation activity	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

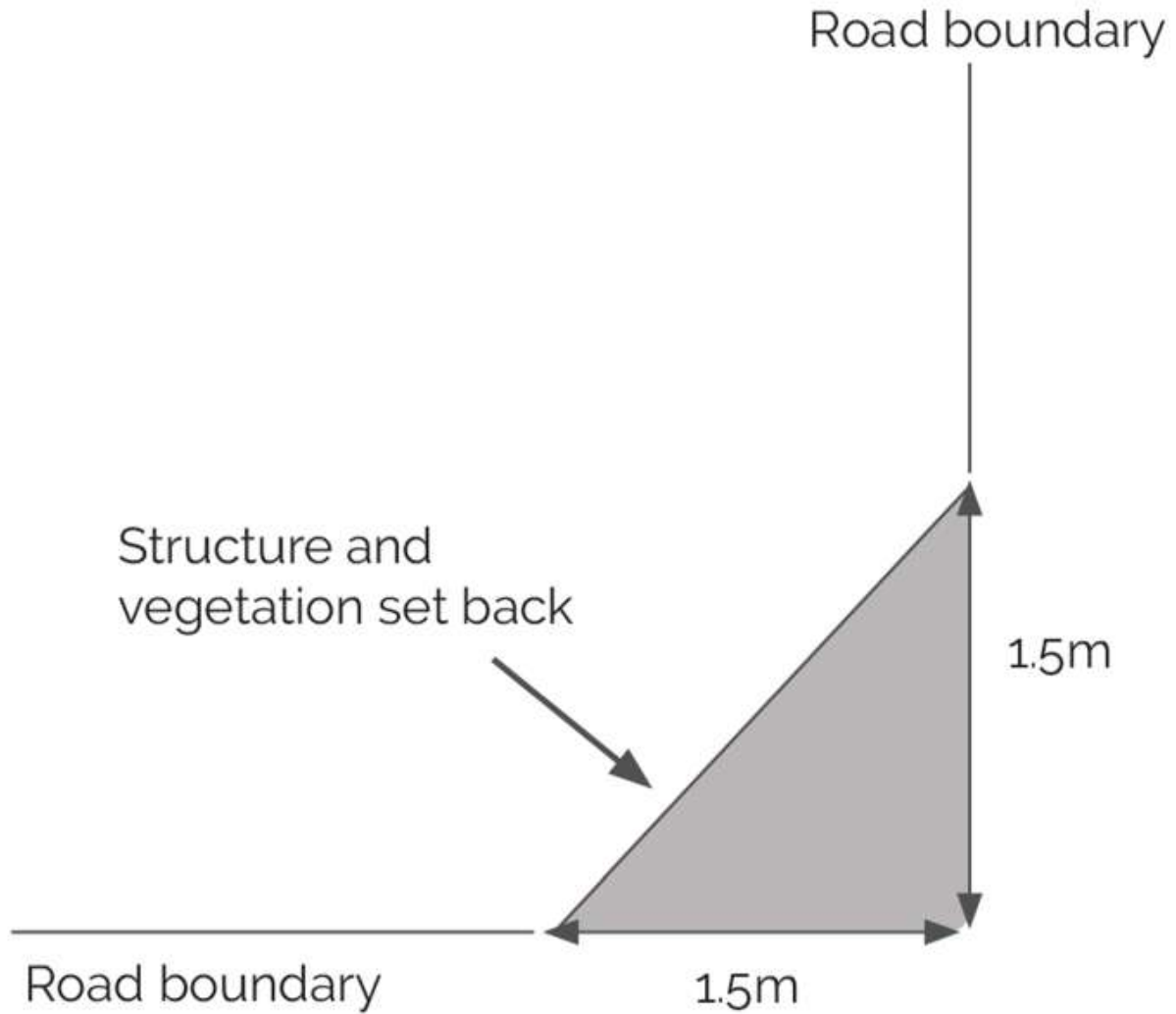
SETZ-BFS1 Site density	
1. There shall be a maximum of one residential unit per site (excluding any minor residential unit).	Activity status when compliance not achieved: NC
SETZ-BFS2 Building coverage	

<p>1. Building coverage shall be a maximum of 45% of the net site area, except that this rule shall not apply to:</p> <ul style="list-style-type: none"> a. any infrastructure building; b. any caravan; or c. deck under 1m in height above ground level. 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-BFS3 Landscaped permeable surface</p>	
<p>1. The minimum landscaped permeable surface of any site shall be 20% of the net site area.</p> <p>2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included:</p> <ul style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height above ground level with a permeable surface underneath. 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-BFS4 Height</p>	
<p>1. The maximum height of any building shall be 8m above ground level.</p>	<p>Activity status when compliance not achieved: NC</p>
<p>SETZ-BFS5 Building and structure setbacks</p>	
<p>1. Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for:</p> <ul style="list-style-type: none"> a. any fence of 1.2m in height above ground level or less; b. poles and masts up to 6.5m in height above ground level; c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; e. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway. <p>2. Any garage shall be set back a minimum of 6m from the road boundary.</p> <p>3. Any building or structure shall be set back a minimum of 1m from any internal</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.

4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:
 - a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or
 - b. having sill heights of 1.5m above floor level; or
 - c. having fixed obscure glazing below 1.5m above floor level.
5. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure SETZ-1.
6. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.

Figure SETZ-1 Structure and Vegetation Setback



SETZ-BFS6 Street interface	
<p>1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:</p> <ul style="list-style-type: none"> a. have at least one habitable room or kitchen located facing the street at ground level; and b. include at least 15 20%⁴ of the front façade in glazing (within window or door panels) of which at least half is clear; and c. shall have a door that is directly visible and accessible from the 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

⁴ Pines and Kairaki Beaches Association [186.6]. Residential Zones s42A report.

<p>street.</p> <p>2. Garage doors that face the street shall have a combined maximum width of 6.5m.</p>	
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SETZ-BFS7 Height in relation to boundary

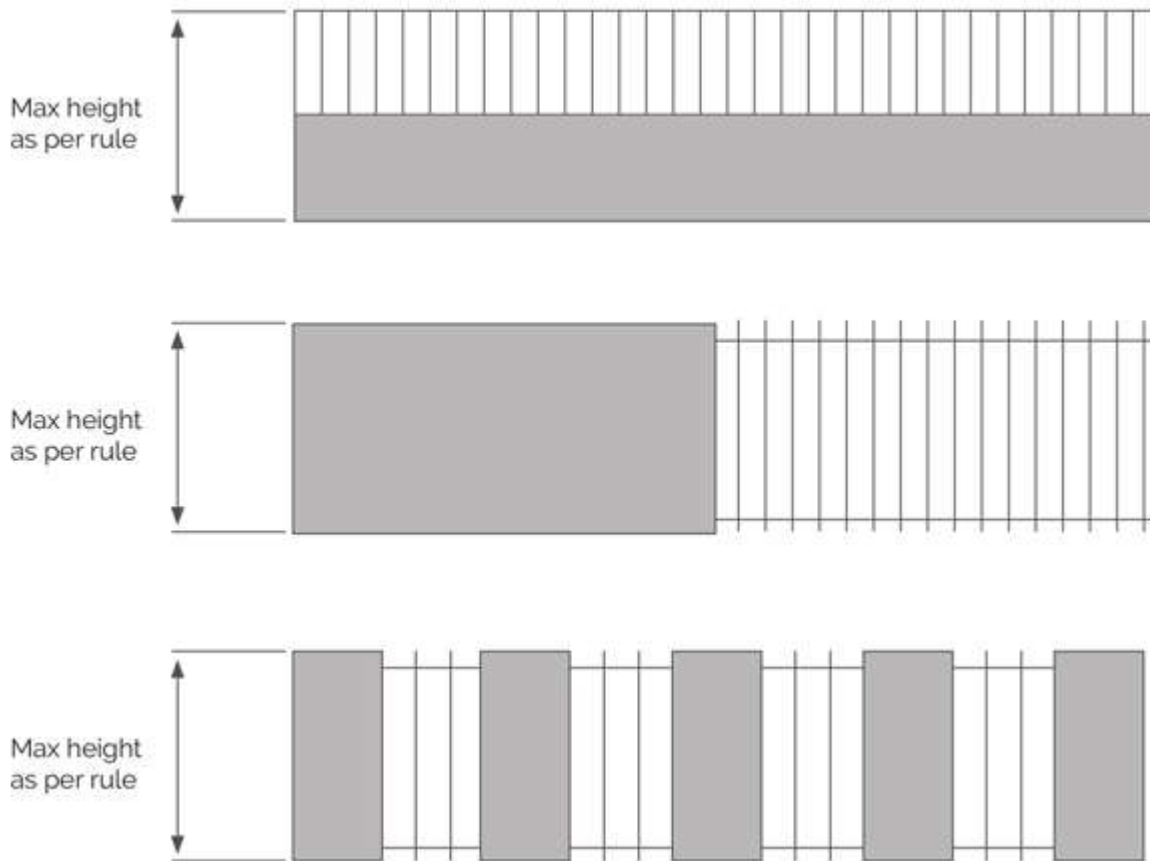
<p>1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following:</p> <ul style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p> <p>3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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<p>the recession plane instead of ground level, but only up to an additional 1m above original ground level.</p>	
<p>SETZ-BFS8 Fencing</p>	
<p>1. All fencing or walls fronting the road boundary, or within 2m of a site boundary with a public reserve, <u>pedestrian facility walkway</u>, or <u>cycle facility cycleway</u>,⁵ shall be:</p> <p style="padding-left: 20px;">a. no higher than 1.2m above ground level.</p> <p>2. Any fence or wall greater than 0.9m in height shall be at least 45% visually permeable as depicted in Figure SETZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure SETZ-1.</p> <p>3. <u>Any other fence or freestanding wall is a maximum height of 1.8m.</u>⁶</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p style="padding-left: 20px;">RES-MD2 - Residential design principles</p> <p style="padding-left: 20px;">RES-MD6 - Road boundary setback</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

Figure SETZ-2: Examples of Visually Permeable Fencing

⁵ WDC [367.27]. Residential Zones s42A report.

⁶ WDC [367.27]. Residential Zones s42A report.



SETZ-BFS9 Outdoor living space	
<p>1. For any residential unit:</p> <ul style="list-style-type: none"> a. a minimum of 100m² of continuous outdoor living space able to contain a circle with a diameter of 8m shall be contained within the site of the residential unit (except a residential unit in a retirement village), provided that: b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line. <p>2. For any minor residential unit:</p> <ul style="list-style-type: none"> a. an outdoor living space able to contain a circle with a diameter of 6m shall be provided that is accessible from the living area of the minor residential unit, provided that: b. the area is not the outdoor living space for the principle residential 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD8 - Outdoor living space</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<p>unit; c. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</p>	
<p>SETZ-BFS10 Scale</p>	
<p>1. The maximum GFA of any single non-residential structure shall be 550m².</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>