

18 RESIDENTIAL ZONE

18.1 ZONE DESCRIPTION AND ISSUES

- 18.1.1 The Residential Zone covers the residential areas within Wairoa Township and Mahia Beach. These residential areas are primarily low-to-medium density housing of a variety of styles and types, with lower density housing on the rural/urban fringe. Demand for residential development in Wairoa is low, however, it is relatively high at Mahia Beach. Council considers that these residential areas should be zoned mainly to provide for residential purposes.
- 18.1.2 Residential areas contain a range of complementary non-residential activities relating to the health, educational, spiritual, cultural, recreational, social and day-to-day economic needs of residents. Many of these require a residential location because of the local service they provide to residents. At the same time, residential areas exhibit the greatest sensitivity to adverse effects such as noise, traffic, parking and loss of privacy.
- 18.1.3 Therefore the performance standards encourage a variety of housing styles and types while controlling the extent of non-residential activities and their impacts on residential amenity. Standards have also been set in terms of bulk and location to safeguard privacy, parking and access, traffic generation and hazardous substances. These standards have been set at levels that reflect and or enhance the existing amenity values of the residential areas of Wairoa and Mahia Beach.
- 18.1.4 Also of particular importance is the susceptibility of parts of the residential zone in Wairoa to large-scale flooding events. Methods to inform residents and to avoid or limit the effect of natural hazards have been developed within the plan.

18.2 OBJECTIVES

- 18.2.1 To maintain and enhance residential amenity values.
- 18.2.2 To avoid, remedy or mitigate the adverse effects of non-residential activities in residential areas so as to maintain the amenity values of the area.
- 18.2.3 To develop residential areas that avoid or limit the effects of natural hazards.
- 18.2.4 To manage utility services and other natural and physical resources in a sustainable manner.

18.3 POLICIES

- 18.3.1 Enable a mixture of housing and lifestyles in urban Wairoa and Mahia Beach.
- 18.3.2 Ensure the design and siting of development maintains residential amenity values and will not reduce sunlight, daylight and privacy to neighbouring properties, and will not generate unacceptable levels of noise, glare, odour or dust.
- 18.3.3 Enable the establishment of non-residential activities where the activity is compatible in terms of potential effects with the amenity values of the residential area and the environment.

- 18.3.4 Ensure that the design and construction of new activities that establish on land subject to known natural hazard events take into account the potential threat of the hazard event(s).
- 18.3.5 Require the disposal of sewage, wastewater, solid waste and stormwater in a manner that avoids, remedies or mitigates any adverse effects on the environment.

18.4 METHODS

- 18.4.1 Identify land known to be susceptible to flood hazards and record on plan maps.
- 18.4.2 Use of LIMs (Land Information Memorandums) and PIMs (Project Information Memorandums) to identify known hazards on a site-specific basis.
- 18.4.3 Require building floor levels to be set in accord with the provisions of the Building Act 1991, to safeguard buildings locating in those areas that are known to be subject to flooding.
- 18.4.4 Rules and standards to protect and enhance the amenity values of the residential areas of Wairoa and Mahia Beach.

18.5 EXPLANATION & REASONS

- 18.5.1 The Residential Zone generally relates to urban Wairoa and Mahia Beach. The objectives and policies for the Residential Zone seek to provide flexibility in the types of activities whilst maintaining and enhancing the predominant residential amenity in these areas.

18.6 ANTICIPATED ENVIRONMENTAL RESULT

- 18.6.1 A variety of residential accommodation is available in residential areas together with non-residential activities where adverse effects of the activity can be avoided, remedied or mitigated.

18.7 RULES

Permitted Activities

- 18.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

- 18.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

18.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

- 18.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded at or within the boundary of any site in the Residential Zone other than the site from which the noise is being emitted:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

ODOUR

18.8.2 Note: The discharge of odour to air is controlled by rules in the Hawke’s Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

18.8.3 Any building associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From an Individual Residence or Place of Assembly.	500

GLARE

18.8.4 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.

18.8.5 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

18.8.6 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	3.0m
Minimum Side yards	1.5m
Minimum Rear yard	3.0m
Maximum Building height	10.0m (1)

(1) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

18.8.7 Where a non-residential activity is to locate within or adjacent to land zoned “Residential”, or adjacent to a residential activity, screening shall be provided along the boundary to a height of 1.8 metres.

SIGNS

18.8.8 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 1.5m² in area; or 3.0m² in area where the property fronts a State Highway with a designated speed limit in excess of 70kph (refer to definition of advertising sign in [Chapter 30](#)).

18.8.9 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:

- | | |
|------------------------|-------|
| (1) less than 70kph | 120mm |
| (2) greater than 70kph | 160mm |

- 18.8.10 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.
- 18.8.11 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.
- 18.8.12 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

HAZARDOUS SUBSTANCES

- 18.8.13 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).
- 18.8.14 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

NATURAL HAZARDS

- 18.8.15 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

- 18.8.16 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	150
Max face height (m)	3.0
Max area of work per site (m ²)	150
Proximity to water body measured from the bank edge at bank full height.	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

OTHER DISTRICT WIDE RULES

- 18.8.17 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):
- Cultural Heritage ([Chapter 22](#))
 - Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#))
 - Access and Parking ([Chapter 24](#))
 - Surface of Water ([Chapter 25](#))
 - Subdivision ([Chapter 27](#))
 - Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).