

32.0 Urban Residential 1 and 2 Zones

32.1 Permitted Activities

32.1.1 Unless expressly limited elsewhere and subject to compliance with the conditions applying to Permitted Activities the activities listed below shall be permitted without a resource consent.

- Residential activity.
- Homestay, limited to not more than five visitors.
- Home occupations.
- Parks, reserves (owned and administered by a public authority).
- Grazing for maintenance of open space.
- Temporary buildings.
- Discharges.
- Visitor accommodation fronting onto primary arterial, secondary arterial and collector roads.
- Specifically identified activities listed as permitted on sites scheduled in Appendix G.
- Community activities undertaken on existing school sites.
- Farming in the Urban Residential 2 Greenfields Zones subject to compliance with the conditions of the Rural 3 Zone.

Conditions for Permitted Activities

32.1.2 Infrastructure and Services

32.1.2.1 Vehicle Access

32.1.2.1.1 For any proposed activity the owner, occupier or developer shall make provision for on-site all-weather vehicle parking. Any driveway formed on a lot for a Permitted Activity shall not exceed a gradient of 1 in 6.

32.1.2.1.2 Gradients - Excavation

The gradient of any side cut excavation must not exceed an average of 9.5° (1:6) and must not exceed 11.3° (1 in 5.5) along any length of more than 20 metres.

32.1.2.1.3 Water Control and Culverts

Stormwater controls, watertable cut-offs, and culverts are to be installed to ensure that erosion does not occur on the inside edge of the cut. No culvert size less than 300 mm may be used to drain any side-cut excavation.

32.1.2.1.4 Stabilisation

Batters and side castings are to be stabilised by appropriate measures such as retaining, seeding, compacting, drainage and/or other methods of revegetation.

32.1.2.1.5 Run-off

Run-off from watertables or surfaces of side cut excavations is to be directed to a public stormwater system.

32.1.2.1.6 Crossings

Stream crossings are to be stable and suitable for fish passage.

32.1.2.1.7 Access to Dwelling Units

No. Units Served	Min. Width (m)	Min. Formation Width (m)	Qualification
1	3	NA	
2 - 4	3	2.5	Sealed.
5 - 6	6	5	Sealed. Width allows passing.

32.1.2.2 Parking Space Requirements

Refer to Rule 27.2.3.

32.1.3 Amenities**32.1.3.1 Residential Site Density - Residential Activity**

The minimum net site area for each residential unit shall be:

- a) Not less than 290m² within the Urban Residential 1 Zone;
- b) Not less than 400m² within the Urban Residential 2 Zone except for those properties listed in Appendix H1 where the minimum net site area for each residential unit shall be 3,000 m², and for the properties listed in Appendix H2 the minimum net site area for each residential unit shall be 1200m²; provided that in the Urban Residential 2 Greenfield Zone the maximum number of residential units per Certificate of Title shall be 1.
- c) Of such a shape that it will contain a circle of 14 metres in diameter in the Urban Residential 1 Zone and 15 metres in diameter in the Urban Residential 2 Zone; and
- d) Dedicated for the exclusive use and occupation of the unit and contiguous with it.

32.1.3.2 Open Space - Residential Activity, Home Occupations, Homestays

The maximum percentage of net site area which may be covered permanently by buildings shall be:

Urban Residential 1 Zone:

With garage provided 55%

Without garage provided 55% less 18 m²

Urban Residential 2 Zone:

With garage provided	45%
Without garage provided	45% less 18 m ²

32.1.3.3 Maximum Height - All Activities

The maximum permitted height of any building or structure shall be 7.5 metres.

32.1.3.4 Daylight Admission and Streetscape - All Activities

32.1.3.4.1 No part of any building shall exceed a height equal to the recession plane angle determined by the application of Figures 2 and 3 of the Definition Chapter. To determine the maximum permitted height in relation to boundaries on the site the diagram in Figure 2 (Recession Plane Indicator) must be viewed within the site, and orientated north. The angle of inclination relative to a particular boundary is determined by the angle on the diagram in Figure 3 adjacent at that boundary.

32.1.3.4.2 Within the Urban Residential 1 Zone the angle shall be measured from a starting point 2.3 metres above ground level ($x = 2.3$ m).

32.1.3.4.3 Within the Urban Residential 2 Zone the angle shall be measured from a starting point 2 metres above ground level ($x = 2.0$ m).

32.1.3.4.4 The recession plane angle at the road/street frontage of an allotment shall be in all cases 55° from the horizontal and originating and drawn at right angles from a point 2 metres above the boundary of the lot where it abuts the street or road.

32.1.3.4.5 Where units are attached the provisions of Rule 32.1.3.4.1 and 32.1.3.4.2 do not apply to the common wall.

32.1.3.4.6 Exception for a garage

Any part of the building may intrude into a recession plane, until the recession plane reaches 3 metres in height with reference to the boundary level to enable the building to be sited up against or nearer to a side or rear boundary provided that:

- a) The continuous or aggregate length of a building or buildings sited on or near to the boundary and intruding into the recession plane may not exceed 9 metres.
- b) The exemption can be applied to only one side boundary and one rear boundary.
- c) Any such building shall be sited at least 5.5 metres from the front boundary. This does not apply to side entry garages, where a 90-percentile vehicle can park between the front boundary and the garage entrance.
- d) The maximum height of the building within 1 metre of the boundary does not exceed 3 metres.

32.1.3.5 Siting Requirements for Garages

A front yard of 5.5 metres shall be provided for a garage having vehicular access directly from the road or street.

32.1.3.6 Noise

All activities shall be conducted so as to ensure that noise arising from such activities does not exceed the following noise limits at or within the boundary of any other site zoned Urban Residential:

55 dBA L_{10}	0700 hrs - 2200 hrs Monday to Friday and 0700 hrs - 1200 hrs Saturday
45 dBA L_{10} , and 70 dBA L_{max}	At all other times including any public holiday

Provided on any day between 0700 hrs - 2200 hrs the L_{max} limit shall not apply.

32.1.4 Heritage

32.1.4.1 Scheduled Heritage Resources

Refer to Rule 27.3.

32.1.4.2 Other sites of Historical, Archaeological or Iwi Significance

Note:

Notwithstanding any permitted activity status herein, an authorisation from the New Zealand Historic Places Trust is required before any person may destroy, damage or modify the whole or part of any historical, cultural or archaeological site.

32.1.5 Flood Protection/Riparian Management

32.1.5.1 All buildings, structures and trees shall be set back a minimum of at least 8 metres from the top of any natural river or stream bank, or wetland, or landward toe of any stopbank.

32.1.5.2 No building activity or earthworks shall take place as a Permitted Activity within any area identified as a flood hazard by this Plan.

32.1.6 Earthworks

32.1.6.1 Excavation

32.1.6.1.1 No excavation shall take place within 8 metres of the landward toe of a stopbank and the depth of any excavation may not exceed 20% of the distance from the stopbank.

Exemptions

Filling or excavation associated with the construction or maintenance of flood protection works, including stopbanks or retention basins constructed by or on behalf of the Council.

32.1.6.2 Content

32.1.6.2.1 Material other than rubble, ballast, stones, and soily material shall not be used as fill or for the filling of land or depressions.

32.1.6.2.2 Fill material shall not contain any putrecible, inflammable or hazardous components.

32.1.6.2.3 Fill material shall contain no more than 5% vegetative material which is not incidental to the clearing of sites.

32.1.6.3 General

32.1.6.3.1 No woody material of greater than 100 mm diameter shall be left in any permanently flowing river, lake, wetland or the sea as a result of any earthworks.

32.1.6.3.2 All sites subject to excavation or fill are to be stable when subject to a storm event of return frequency of 1 in 10 years or less.

32.1.7 Discharges

32.1.7.1 Effluent Disposal

Provision must be made for the satisfactory disposal of the effluent and greywater in accordance with the requirements of this Plan. The requirements of this Plan are deemed to have been met where all effluent and greywater is connected to a public system expressly designed for this purpose.

32.1.7.2 Stormwater Disposal

The collection of water for the purpose of the disposal of stormwater and land drainage water, and the discharge by gravity into any natural water of that stormwater and land drainage water, consequent upon the construction of a drain or a drainage system, shall be a Permitted Activity provided that:

32.1.7.2.1 The discharge shall not worsen or cause any significant erosion or inundation of land.

32.1.7.2.2 The discharge shall not have any significant adverse effect on water quality.

32.1.7.2.3 The discharge shall not have any adverse effect on any fisheries, wildlife habitats or recreational values of any water body.

32.1.7.2.4 The above provisions do not apply to the drainage of naturally occurring bodies of standing water, including swamps, bogs, marshes, ponds and lakes.

32.1.7.2.5 The maximum rate of discharge does not exceed 50 litres/second.

32.1.7.3 Swimming Pool

The discharge of swimming pool waste water into natural water is permitted subject to the following:

32.1.7.3.1 The discharge shall contain no algaecides.

- 32.1.7.3.2 That wherever practicable swimming pool waste water is discharged into a sewerage system otherwise:
- a) That the rate of discharge shall not exceed 5 litres per second.
 - b) That the discharge shall not have an adverse effect on the water quality of the receiving environment.
 - c) That the total residual chlorine should not exceed 2.0 micrograms per litre (0.002 gm³).
 - d) That the discharge of swimming pool waste water shall not have any adverse effect on fisheries, wildlife habitats, or recreational values of any water body.

32.1.7.4 Incineration

The discharge of contaminants to air from incineration of untreated wood, vegetation, newspapers, magazines and cardboard shall be a Permitted Activity provided that:

32.1.7.4.1 The waste is generated on the property where incineration occurs.

32.1.7.4.2 Any vegetative matter is dry.

32.1.7.4.3 The waste being incinerated shall not include:

- a) Car tyres;
- b) Plastic agrichemical containers;
- c) Hazardous substances or containers of hazardous substances;
- d) Oil based products;
- e) Food scraps;
- f) Aerosol cans;
- g) Foam products;
- h) Paper, unless there is a fly ash guard.

32.1.7.4.4 Weather conditions are such that any nuisance effects from smoke are minimised.

32.1.7.5 Discharge for the Purpose of Ventilation

The discharge from any premise for the purpose of ventilation or from a fume cupboard shall be a permitted activity provided that:

- a) There is no objectionable odour or dust at or beyond the property boundary, or beyond 20 metres from any point of discharge when it is sited on public land.

32.1.7.6 Discharge of Electro Magnetic Radiation (EMR)

The discharge of EMR (Electric Magnetic Radiation) is a Permitted Activity, provided the level of discharge meets the requirement/limitations of NZS 6609.

32.1.7.7 Other Discharges to Air

Any discharge of contaminants to air associated with any permitted activity is also a Permitted Activity provided:

- a) There shall be no objectionable or offensive odour to the extent that it causes an adverse effect beyond the boundary of the site of the discharge.

- b) The discharger at all times, adopts the best practicable option to avoid, remedy or mitigate any adverse effects on the environment.

32.1.7.8 Application of Agrichemicals

The discharge of a contaminant or contaminants onto land or into air in connection with the spray application of agrichemicals on domestic or residential properties or in domestic quantities on industrial and trade premises is permitted provided that the person responsible for the activity shall:

- 32.1.7.8.1 Apply sprays strictly in accordance with the manufacturers instructions.
- 32.1.7.8.2 Notify the Council immediately in the case of accidental discharge into a water body.
- 32.1.7.8.3 Take all reasonable steps to ensure that no spray drift occurs beyond the boundary of the property.
- 32.1.7.8.4 Apply sprays in a manner which does not cause or is not likely to cause deposition into surface waters.
- 32.1.7.8.5 Apply sprays with hand held equipment only.

32.1.8 Rules Applicable to Temporary Buildings

The following temporary buildings shall be a Permitted Activity:

- 32.1.8.1 Temporary buildings ancillary to a building or construction project, provided that any such building does not exceed 40 m² in area, or remain on the site for longer than the duration of the project or twelve months, whichever is the lesser.
- 32.1.8.2 Temporary buildings or other structures including tents, ancillary to carnivals, bazaars and public meetings, provided that such activities or buildings shall not remain on site longer than one month.
- 32.1.8.3 Where a building is intended for the care of a nominated dependent relative and the maximum site coverage requirement for buildings has already been reached then a building of not more than 65 m² will be permitted subject to the building being relocatable. The landowner shall enter into a bond with the Council to ensure that the building is removed when no longer required for the housing of the nominated dependent relative (the bond shall be registered under the Land Transfer Act 1952 against the Certificate of Title to the land and shall be of a covenant running with the land which binds all subsequent owners of the land).

32.1.9 Buffer Corridor Provisions Around National Grid Infrastructure

- 32.1.9.3 Permitted Activity Standards for activities, buildings and structures near the Blenheim Substation
- a) No building, or addition to any building, for a sensitive activity shall be permitted on the northern side of Old Renwick Road or on Thomsons Ford Road within a distance measured 150 metres of the Blenheim Substation site (Sec 1 SO 4246 Lot 1 DP 8572 & Pt Sec 1 SO 6959); and

- b) No change of use to a sensitive activity or the establishment of a new sensitive activity shall be permitted on the northern side of Old Renwick Road or on Thomsons Ford Road within a distance measured 150 metres of the Blenheim Substation site (Sec 1 SO 4246 Lot 1 DP 8572 & Pt Sec 1 SO 6959).

32.2 Controlled Activities

32.2.1 Application must be made for a resource consent for a Controlled Activity for the following:

- Relocated buildings of greater than 36 m² in area.

32.2.2 All Controlled Activities shall be subject to the general conditions applicable to Permitted Activities. In addition the following shall apply to specified activities. An application for a resource consent may be considered without notification or the need to obtain the written approval of affected persons in accordance with Section 94(1)(b) of the Resource Management Act 1991.

32.2.3 Relocated Buildings

32.2.3.1 The relocation of any building is a Controlled Activity where it conforms to the following Standards and Terms:

32.2.3.2 Standards and Terms

All relocated buildings must comply fully with the rules for permitted activities for the zone and all other relevant rules.

32.2.3.3 Information Requirements

The application is to be accompanied by an assessment of effects that address the Fourth Schedule of the Act and the following additional matters:

- a) The age and architectural design.
- b) The external appearance of the building and its compatibility with the standard of other buildings in the vicinity of the proposed site.
- c) The effect on the visual amenities of the area in the vicinity of the proposed site.

32.2.3.4 Matters Over Which the Council Will Exercise Control

The Council reserves control over and may impose conditions with respect to:

- a) The external appearance of the building.
- b) Compatibility with buildings in the immediate vicinity.
- c) Reinstatement or restoration works.
- d) Landscaping requirements.
- e) The need for a bond to cover reinstatement work.
- f) A time period for the completion of reinstatement work.

32.3 Limited Discretionary Activities

32.3.1 Minor non-compliance with the standards for Permitted activities may be allowed to the extent specified below. Application must be made for a resource consent for a Limited Discretionary Activity for the following:

- Buildings exceeding the maximum permitted site coverage up to a maximum of 20% of the specified standard.
- Buildings or structures exceeding the maximum permitted height up to a maximum of 20% of the specified standard.
- Buildings encroaching the height envelope created by the recession plane angles by a maximum of 1 metre in any direction.
- Buildings, structures and trees within 8 metres of any drainage channel or landward toe of a stopbank - up to 100% dispensation.
- Parking requirements.
- Access gradients - up to 5%.
- Minimum Net Site Area - Urban Residential 1 Zone - 250 m².
- Minimum Net Site Shape - Urban Residential 1 Zone - 13 metre diameter circle.
- Minimum Net Site Area - Residential 2 Zone - 350 m².
- Minimum Net Site Shape - Urban Residential 2 Zone - 14 metre diameter circle.
- Access to dwelling units; 5 and 6 units served: - 5 metre minimum width. 4.5 metre formation width-sealed (sealed width allows passing).

32.3.1A On the northern side of Old Renwick Road or on Thomsons Ford Road, within a distance measured 150 metres of the Blenheim Substation site (Sec 1 SO 4246 Lot 1 DP 8572 & Pt Sec 1 SO 6959), the following shall be a limited discretionary activity, with Transpower New Zealand Limited being the sole affected party in the context of the Act:

- a) any building, or addition to any building, for a sensitive activity; and
- b) any change of use to a sensitive activity or the establishment of a new sensitive activity.

The Council's discretion shall be limited to a consideration of the following matters:

- the extent to which any sensitive activity, including any building containing a sensitive activity, may adversely affect the efficient operation, maintenance, upgrading and development of the Blenheim Substation;
- the results of any detailed investigations to determine appropriate separation distances between sensitive activities and the Blenheim Substation; and
- any other measures proposed to avoid or mitigate potential adverse effects, including reverse sensitivity effects, on the Blenheim Substation;

32.3.2 Limits to the Council's Discretion

- 32.3.2.1 In each of the above cases the Council's discretion shall be limited to a consideration of the adverse effects expected to directly result from the proposed non-compliance; together with such matters listed in Rule 32.3.3 below as are relevant to the non-compliance.

32.3.3 Matters to which the Council has Restricted the Exercise of its Discretion

In considering any application for minor non-compliance the Council will in the exercise of its discretion have regard to the following matters:

- a) The non-compliance should not diminish the overall residential character of the locality.
- b) The non-compliance should not significantly and adversely obstruct views from nearby residential properties to the surrounding hills and the sea.
- c) The non-compliance should not adversely affect privacy enjoyed on adjoining residential properties.

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- d) The non-compliance should not significantly diminish the daylight available to adjoining properties or cause shading of outdoor living areas, service courts, open space or habitable rooms on adjoining properties.
- e) The non-compliance should not significantly reduce the usability or enjoyment of open space, living courts, or service courts on the applicant's site.
- f) The non-compliance should not put at risk any private property from foreseeable flood hazard.
- g) The non-compliance should not interfere with the protection of any natural or any other floodway.
- h) The non-compliance should not adversely affect the hydraulic integrity of any watercourse or stream.
- i) The non-compliance should not adversely affect on-site vehicle manoeuvring or car parking areas or affect the safe flow of traffic on adjoining roads.
- j) The non-compliance shall not give rise to any instability of land.

32.3.4 Conditions

Any resource consent may include conditions relating to any one or more of the following in addition to those matters contained in Section 108 of the Act:

- a) The bulk and location of buildings and structures, including fences.
- b) The protection of public and private amenity values.
- c) The design and appearance of any buildings.
- d) Landscape design and appearance and site layout.
- e) The location of a building with respect to any floodway.
- f) The minimum floor level required to pass a 50 year flood event.
- g) The protection of the roading network and any traffic impacts.
- h) The construction and surface treatment of any access way.
- i) Bonds or covenants to secure the performance of consent conditions.
- j) The terms of consent.

32.4 Discretionary Activities

32.4.1 Application must be made for a resource consent for a Discretionary Activity for the following:

- Activities listed as Permitted or Controlled Activities which do not comply with standards and/or conditions or with the provisions for minor non-compliance dealt with as Limited Discretionary Activities. Except that this provision shall not apply to activities listed as Non-Complying or Prohibited Activities.
- Visitor accommodation, including camping grounds.

- Community facilities and activities, places of assembly, religious institutions.
- Vehicle oriented activities.
- Recreational facilities (other than parks and reserves).
- Retail facilities.
- Educational facilities.
- Professional offices.
- Integrated Residential Development.
- Marae and Marae-based activities.
- Hazardous facilities having an effects ratio no greater than 1.0 as provided in Appendix C of the plan.
- Any activity listed as a permitted activity and establishing on any flood hazard area identified by this plan.
- Emergency service activities.

32.4.2 General Assessment Criteria (Pursuant to Sections 67(1)(k) and 75(1)(k) of the Resource Management Act 1991)

Any application for a Discretionary Activity shall be considered in terms of the following assessment criteria. For some activities specific standards and criteria also apply.

32.4.2.1 Matters the Subject of Assessment

32.4.2.1.1 Any relevant objectives, policies and rules of this Plan.

32.4.2.1.2 Any relevant policies of the New Zealand Coastal Policy Statement.

32.4.2.1.3 Any relevant objectives, policies and methods of the Marlborough Regional Policy Statement.

32.4.2.1.4 The likely effects of the proposal on the amenities of the area and in particular that it does not have any significant adverse effects on:

- a) Any view or vista which contributes to the aesthetic coherence of a locality.
- b) The privacy and residential amenities enjoyed on nearby residential properties and on the applicant's own site.
- c) Daylight and shading of adjoining properties.
- d) The usual background noise characteristics of the locality and the likely extent and significance of any increase in noise.
- e) Roading, traffic movement, road safety or cycle and pedestrian movement and safety.
- f) Local air quality.

32.4.2.1.5 The likely effects of the proposal on the visual character of residential areas, and in particular:

- a) Whether the activity is appropriate within its setting.

- b) The extent to which the design and appearance of new buildings reflect residential forms as far as practicable.
- c) The use of landscaping and site treatment proposed with the application to soften the appearance of the development and reduce the effects upon neighbouring properties.

32.4.2.1.6 The likely effects of the proposal on any significant natural values and features and in particular that the proposal:

- a) Does not adversely impact on any habitat of any indigenous species.
- b) Safeguards the life supporting capacity of ecosystems.
- c) Preserves the natural character of the coastal environment, wetlands, lakes, rivers and their margins.

32.4.2.1.7 The likely effects of the proposal on any cultural heritage or iwi values, and in particular that the proposal:

- a) Does not have an adverse impact on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
- b) Does not have an adverse impact on any historic, archaeological site or waahi tapu.
- c) Contributes to the character of the residential township and helps maintain the cultural values of the community.

32.4.2.1.8 The likelihood of the proposal to increase any risk from natural hazards.

32.4.2.1.9 The likely effects of the proposal on water quality, in particular that the activity does not reduce water quality.

32.4.3 Particular Standards and Criteria Applicable to Listed Discretionary Activities (Pursuant to Sections 67(1) k and 75(1) k of the Resource Management Act 1991)

The criteria specified for any particular Discretionary Activity as listed below shall be considered in addition to the General Assessment Criteria set out in Rule 32.4.2.

32.4.3.1 Visitor Accommodation

32.4.3.1.1 Assessment Criteria

- a) Any adverse effects of the activity in terms of noise, vibration and lighting from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density residential environment.
- b) The extent to which any proposed buildings will be compatible with character and scale of development in the township.
- c) Any adverse effects of the activity in terms of traffic congestion, traffic safety and pedestrian safety.
- d) The ability to provide adequate vehicle parking and manoeuvring space on site.

32.4.3.2 Retail Facilities

32.4.3.2.1 Standards

The area of floor space dedicated to retail activity shall not exceed 200 m².

32.4.3.2.2 Assessment Criteria

- a) The reasons why siting in an Urban Residential Zone is considered appropriate and the extent to which alternative locations have been considered including sites in business zones.
- b) Any adverse effects of the activity on residential amenity values including noise, dust, glare and discharges.
- c) Any adverse effects of the activity in terms of traffic congestion, traffic safety and pedestrian safety.
- d) Any cumulative effects of the activity.

32.4.3.3 Integrated Residential Development

Refer to 'Definitions' for a definition of 'Integrated Residential Development'.

32.4.3.3.1 Standards

These standards apply to the Urban Residential 1 and 2 Zones in Blenheim.

32.4.3.3.1.1 Site

There is no minimum net site area requirement for each residential unit.

Each proposal for an integrated residential development must clearly show the full extent of the site dedicated to each single residential unit. If common (shared) space is provided it should be shown thus.

Dwelling units may be attached or detached.

32.4.3.3.1.2 Environmental Assessment Thresholds

	Residential 1 Zone	Residential 2 Zone
Site Cover	55%	45%
Living Courts	<p>Private outdoor living courts shall be provided for each residential unit as follows:</p> <p>35 m² for one bedroom unit 50 m² two bedroom unit 60 m² for three bedroom unit</p> <p>The shape of the outdoor living court must be able to contain a 4 metre diameter circle. (Living Courts shall be located north of south east and south west).</p>	<p>Private outdoor living courts shall be provided for each residential unit as follows:</p> <p>40 m² for one bedroom unit 55 m² for two bedroom unit 70 m² for three bedroom unit</p> <p>The shape of the outdoor living court must be able to contain a 4 metre diameter circle. (Living Courts shall be located north of south east and south west).</p>

The following Zone Rules shall apply:

Rule 32.1.3.3 Maximum Height

Rule 32.1.3.4 Daylight Admission and Streetscape (recession planes shall not apply to common walls).

Rule 32.1.3.5 Siting Requirements for Garages.

32.4.3.3.1.3 Parking

Rule 27.2.3, "Vehicle Parking", shall apply, with the exception of Rule 27.2.3.1.7, which applies to the provision of parking spaces. For Integrated Residential Development, the following provisions shall apply:

On site parking shall be provided on the basis of one space for each one bedroom unit and two spaces for each unit containing two or more bedrooms. Parking spaces may be enclosed garages, part of the residential unit or uncovered space. In every case the area of parking space shall be included in the coverage area of the site. (Parking space = 18 m²).

32.4.3.3.2 Assessment Criteria

- a) The ability to provided adequate useable open space on site.
- b) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area.
- c) The ability to provide adequate vehicle manoeuvring space on site.
- d) Whether the residential development will result in adverse effects on neighbouring sites in terms of amenity values, loss of privacy and shading effects.

32.4.3.4 Hazardous Facilities (District Function)

32.4.3.4.1 Assessment Criteria

- a) The location of any special natural features, or other environmentally sensitive areas, to be protected.
- b) The possibility of exposure to natural hazards.
- c) The density of surrounding development.
- d) The availability of and access to suitable transport routes.
- e) The risks associated with transportation to or from the site.
- f) Compliance with any relevant Codes of Practice or guidelines.
- g) Specific requirements may be imposed to ensure that any undue risk posed by the facility is avoided or mitigated. Particular regard will be given to site layout, site management and emergency procedures and monitoring systems.
- h) Consideration will be given, as appropriate, to issues such as: the equipment relating to the particular risk posed by the facility; stormwater detention and treatment; sustainable treatment and disposal methods for hazardous waste; adherence to management systems such as the NZCIC Responsible Care Programme or recognised Standards for Environmental Management Systems.

- i) Provision for site management (operational) plans, emergency plans and site security systems.
- j) Proposals for monitoring the storage, use and transportation of hazardous substances.
- k) Consideration of practicable alternative operating methods or sites.

32.4.4 Resource Consent Conditions

Any resource consent may include conditions relating to one or more of the following in addition to those matters contained in Section 108 of the Act:

- a) The bulk and location of buildings.
- b) The protection or enhancement of amenity values.
- c) The protection or enhancement of the quality and quantity of natural waters or water systems.
- d) The protection of any significant environmental feature.
- e) The design and appearance of any buildings.
- f) Landscape design and appearance, and site layout.
- g) The protection of future roading options and the management of traffic impacts.
- h) The hours of operation.
- i) The scale of development.
- j) Financial contributions in accordance with the requirements of the Plan.
- k) Bonds or covenants to secure the performance of consent conditions.

32.5 Non-Complying Activities

32.5.1

Application must be made for a resource consent for a Non-Complying Activity for the following:

- Any activity not provided for as a Permitted, Controlled, Limited Discretionary, Discretionary or Prohibited Activity shall be deemed to be a Non-Complying Activity.
- Within any area identified as a Flood Hazard on the Planning Maps the following are Non-Complying Activities:
 - Any building.
 - Construction of stopbanks, modification of existing stopbanks or deposition of material in ephemeral channels.
 - Construction of impermeable walls, fences or similar structures which would divert water.
 - Any excavation.

32.6 Prohibited Activities

32.6.1 The following are Prohibited Activities for which no resource consent shall be granted:

- The disposal of hazardous waste substances to land or water.
- The combustion of:
 - Materials associated with the recovery of metals from insulated electrical cables in the open; or
 - Materials and metals used in motor vehicles in the open; or
 - Any other PVC plastic, or rubber tyres, waste oils, treated timber, or agricultural chemical wastes in the open.

Note:

In the open means other than in an enclosed incineration device with a chimney.