

25 Tirau Residential Zone

25.1 Zone Statement

The Tirau Residential Zone covers the majority of the township of Tirau, with the remainder being zoned Tirau Town Centre or Industrial. The zone intends to encourage some limited intensification and re-development of existing residential properties, but in a manner that retains the 'country village' atmosphere and the generally low-density housing style of development. Such redevelopment is appropriate, provided that a high quality of design is used, and new housing is generally consistent with existing density levels within Tirau.

The zone will ensure pleasant and green places are maintained for people to walk around, with good walkway connections. Property sizes will remain generous to enable green space within residential properties. Community events and activities are provided for, as well as a mix of land uses such as craftsperson's studios and visitor accommodation. This is so that side streets like Okoroire St and Rose Street can support and complement the vibrancy and busyness of the main street. Activities to meet the community's needs are also provided for, such as community care housing and education facilities.

25.2 Anticipated Environmental Results

The Tirau Residential Zone is intended to achieve the following anticipated environmental results:

- Retain the 'country village' character and amenity of Tirau
- A green, well-treed appearance and open streetscape, with planting on streets and in public places, and with ample room for planting on private properties and front yards
- New housing is well-designed and sympathetic in scale and design with the village's character
- The exteriors of any relocated houses are brought up to an acceptable standard within twelve months of relocation
- Neighbourhood streets cater for pedestrians and local traffic rather than encouraging through-traffic
- A high level of aural and visual privacy consistent with small-town living, with a quiet neighbourhood at night

The Tirau Residential Zone is a method to implement the objectives and policies contained in Chapter 4 (Objectives and Policies for the District's Towns).

25.3 Activities

25.3.1 Permitted Activities

The following are permitted activities in the Tirau Residential Zone provided they comply with the Performance Standards set out in Rule 25.4 below.

- a) Dwellings (maximum 2 per property)
- b) Home occupations
- c) Craft workshops and studios
- d) Recreation and sporting activities on parks and reserves
- e) Community care housing
- f) Hospitals and Homes for the Aged
- g) Housing for the Elderly
- h) Education and childcare facilities

- i) Visitors' accommodation
- j) Accessory buildings
- k) Indoor sporting and recreation facilities provided for in a reserve management plan
- l) Carparks
- la) Emergency Service Facilities
- lb) Relocatable buildings
- m) Clearance of indigenous vegetation, land disturbance and drainage that is a permitted activity under Rule 14.4.1.

25.3.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Tirau Residential Zone:

- i) Any activity listed in Rule 25.3.1 that does not conform to the Performance Standards in Rule 25.4
- ii) Dwellings on sites with a net site area (per dwelling) of between 300m² and 450m².

The specific matters where discretion is reserved are identified in Rules 8.3.3 and 8.3.4 and shall be used when considering a resource consent application for a restricted discretionary activity in the Tirau Residential Zone.

25.3.3 Discretionary Activities

Activities that are not permitted, controlled, restricted discretionary or non-complying will be discretionary activities in the Tirau Residential Zone.

The following are also discretionary activities in the Zone:

- a) More than two dwellings on a site
- b) Marae development and papakāinga
- c) Health and veterinary services
- d) Offices
- e) Places of Assembly
- f) Retail activities
- g) Restaurants, bars and cafes
- h) Clearance of indigenous vegetation, land disturbance and drainage that is a discretionary activity under Rule 14.4.2.

The assessment criteria contained in Rule 8.4 shall be used when considering a resource consent application for a discretionary activity, with the Performance Standards in Rule 25.4 used as a guide for assessment purposes.

25.3.4 Non-Complying Activities

The following are non-complying activities in the Tirau Residential Zone:

- a) Industrial activities
- b) Service industry
- c) Service stations including motor vehicle repair
- d) Outdoor storage
- e) Dwelling houses on sites with a net site area (per dwelling) of less than 300m²

The objectives and policies contained within Chapters 3, 4, 6 and 7 shall be used when considering a resource consent application for a non-complying activity in the Tirau Residential Zone, with the Performance Standards in Rule 25.4 used as a guide for assessment purposes.

25.4 Performance Standards

The following Performance Standards apply to all activities specified in Rule 25.3.1 (Permitted Activities) or Rule 25.3.2 (Controlled Activities), and to restricted discretionary activities in the zone if granted. Failure to comply with one or more of the performance standards results in that activity being a restricted discretionary activity.

25.4.1 Scale of Activity and Access

- a) Community care housing, Hospitals, Homes for the Aged, Visitors' accommodation, and Education and childcare facilities shall provide services for no more than 8 persons per site at any one time.
- b) No new direct vehicle accesses onto the state highway shall be created
- c) Activities accessing a state highway shall not result in an increase in traffic that exceeds 100 vehicle movements in any given peak hour
- d) Activities accessing a local road shall not result in an increase in traffic that exceeds 200 vehicle movements in any given peak hour

25.4.2 Housing Density

Minimum area of land required for each dwelling shall be 450m² of net site area.

25.4.3 Building Height

- a) Maximum Building Height - 8 metres

Note: The maximum height for Emergency Service Facilities is 15m

- b) Maximum Height in Relation to Boundary - No part of any building shall protrude through a plane rising at an angle of 45 degrees commencing at an elevation of 3 metres measured at the boundary.

25.4.4 Building Setback

- a) Buildings must be setback from the front boundary at least 3 metres
- b) Buildings must be setback from side and rear boundaries at least 1.5 metres.

Exception: Subject to the written consent of adjoining owners any building setback other than a front setback may be reduced to whatever level is acceptable to the parties.

25.4.5 Site Coverage

The maximum extent that buildings can cover a site is 40%.

Note: The maximum site coverage for Emergency Service Facilities is 50%

25.4.6 Outdoor Living Space

Each dwelling shall have an outdoor living space with a minimum of 50m² in area, that is directly accessible from the dwelling, at least 50% of the area is to the north of the building, with the minimum dimension being 2.5 metres, and with one part of the area capable of containing a rectangle of 4 metres by 6 metres.

25.4.7 Parking, Loading and Access

Provision of on-site car parking, loading spaces and vehicular access shall be in accordance with Chapter 11 Parking, Loading and Access.

25.4.8 Noise, Vibration and Glare

Noise, vibration and glare from any activity in the zone shall comply with the rules in Chapter 15

25.4.9 Dust and Silt Control

- a) There shall be no dust nuisance beyond the boundary of the site from which the dust is sourced. A dust nuisance will occur if there is visible evidence of suspended solids in the air beyond the boundary of the site; and/or there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site or water.
- b) All silt shall be contained within the site it is sourced, and that any stockpiles of loose material are contained or maintained in such a manner to prevent dispersal of material into the air.

ADVISORY NOTE: Council's Code of Practice for Subdivision and Development also contains standards for building projects that involve earthworks.

25.4.10 Signs

- a) No sign shall exceed 0.75m² in area, or exceed 3m in height. Only one sign per property is permitted.
- b) The sign must advertise the name of a business located on the property or otherwise relate to activities located on the property
- c) Signs shall not detrimentally affect traffic safety by creating a visual obstruction or by causing confusion to motorists.
 - i) A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign
 - ii). A sign may not prevent the driver of a vehicle from having a clear and unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.
- d) In a speed environment of 70km/h and over, a sign must not incorporate reflective materials, flashing illumination, aerial display, animated display, moving display or any other non-static two or three dimensional mechanism designed to catch attention.
- e) The owner of a sign shall be responsible for ensuring that it is well maintained.

25.4.11 Hazardous Substances

Storage or use of hazardous substances shall comply with Appendix G (Hazardous Substances).

25.4.12 Permitted Activity performance standards for relocatable buildings

- a) Any relocatable building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have been designed, built and used as a dwelling.
- b) A building pre-inspection report by an independent Licenced Building Practitioner (design) or building surveyor shall accompany the application for a building consent for the destination site prior to relocation. That report is to identify:

- i) All reinstatement works that are to be completed to the exterior of the building, and
 - ii) Proposed insulation to meet Clause H1 (energy efficiency) of the New Zealand Building Code (for Zone 2) for underfloor and ceiling insulation (compliance is to be ascertained in accordance with the compliance document for the New Zealand Building Code, Clause H1 Energy Efficiency - third edition, or any equivalent solution.)
- c) The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site.
- d) All other reinstatement work and insulation required by the building inspection report and the building consent to reinstate the exterior of any relocatable dwelling shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services, and closing in and ventilation of the foundations.
- e) The proposed owner of the relocated building must certify to the Council that all reinstatement work will be completed within the 12 month period of the building being delivered to the site.

25.5 Other Rules

The following chapters may also be relevant:

- Chapter 10 (Subdivision) in respect of the subdivision of land
- Chapter 12 (Temporary Activities) in respect of events, temporary structures and temporary signage
- Chapter 13 (Network Utilities and Infrastructure) in respect of construction and maintenance of network utility structures.