

SELWYN DISTRICT PLAN REVIEW RE007 CHARACTER AND AMENITY PREPARED FOR SELWYN DISTRICT COUNCIL

8 June 2018

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REVISION SCHEDULE

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1.3	15/5/18	Addressed Client Comments	AJ	PH	PH	AC
1.4	8/6/18	Addressed Client Comments	AJ	AC	AC	AC

Executive Summary

Selwyn District Council (Council) is undertaking a review of the Operative Selwyn District Plan (District Plan), which is a requirement of Section 79(1) of the Resource Management Act (RMA). As part of this review, this Report has been prepared to consider residential character and amenity.

As set out in the scope for this residential workstream, the purpose of this Report is to:

- provide a stocktake of Living Zones (excluding the Living 3 Zones which are being addressed in the RE010 scope of works) and provisions that are designed to contribute to or maintain character and amenity in the District Plan;
- undertake an on-the-ground assessment of character and amenity;
- assess the effectiveness of the District Plan provisions in contributing to or maintaining character and amenity;
- develop a set of principles to guide a new zoning framework; and
- rationalise the Living Zones and provide a recommended way forward in terms of the residential provisions.

These recommendations focus on:

- features or matters that Stantec New Zealand (Stantec) and DCM Urban consider are significant or important to developing residential zones with distinctive character;
- the number and type of residential zones;
- the broad geographical extent of each of the residential zones;
- statements describing the amenity and character outcomes for the recommended new residential zones;
- the broad approach and, where possible, indicative content of objectives and policies concerning residential amenity and character; and
- an outline of the type of provisions that will be determinative of residential character and amenity.

A stocktake of provisions on character and amenity in the District Plan found that across the 72 different Living Zones (excluding the Living Zone 3), the main differences include allotment sizes, building/site coverage and setbacks. There are a significant number of common provisions across the zones, such as building height, height in relation to boundary and landscaping requirements.

The Council has stated that as a consequence of the large number of Living Zones, the residential section of the District Plan has become unwieldy to interpret and administer. Further there is no clear policy approach or support for the variable density and section sizes or the number of zones which have been put in place. In addition there is no clear understanding or explanation of the intended character and amenity of the residential areas within the District's townships, noting that density and allotment sizes have been relied on as a major determinant of character.

Following the stocktake of provisions, criteria were developed through the collaboration of the Council Planners and Senior Urban Designer, Stantec and David Compton-Moen of DCM Urban. The criteria draw on key provisions from the Living Zones which influence character and amenity.

The criteria assisted with undertaking on-the-ground assessments of character and amenity across the District and guided DCM Urban's commentary on the quality of housing, relationship to the street, landscaping and level of development. Eighteen areas were selected and agreed with Council Planners, in order to undertake the character assessments. These areas provide good coverage across the various Living Zones and their associated functions as per the Selwyn 2031: District Development Strategy. They also provided good coverage across the varying areas of differing character within townships/settlements.

Next, the efficiency and effectiveness of the District Plan provisions that relate to character and amenity were assessed based on the finding of the DCM Urban character and amenity assessments. It was found that the District Plan provisions were largely achieving the outcomes sought by the policy framework. For example it is intended that:

"A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated."
(Objective B4.1.1)

Due to the low density of development across the Selwyn District, as evidenced by the DCM Urban assessments, it was found that Objective B4.1.1 is being achieved.

To assist with the rationalisation of the 72 Living Zones, a workshop was held with Council Planners on 15 February 2018. The purpose of the workshop was to discuss and agree a series of principles to guide the residential zoning framework. These principles set out to simplify the zoning framework, by keeping the zones generic and managing variations, where warranted, by way of a precinct method. It was agreed that this approach would provide an efficient means to rationalising the Living Zones. During the workshop, implications of the proposed Ministry for the Environment (MfE) National Planning Standards were discussed and it was decided to achieve, to the extent possible, alignment with MfE's proposed approach to residential zone categories. Following this workshop, a methodology was developed to rationalise the Living Zones. The rationalisation process has been designed to:

- streamline and simplify the zones
- clarify the purpose of the zones and their intended character
- ensure clear distinctions between the zones

As a result of the rationalisation process four zones are recommended, and these are:

- Medium Density Residential Zone;
- General Residential Zone;
- Large Lot Residential Zone; and
- Settlement Zone.

Appendix D contains a spreadsheet that shows the detail of the rationalisation process.

These zones are based on a hierarchy, with zones of greater density focused around business activities through to lesser density zones located on the periphery of townships, reflecting the existing transition in density of development overall from urban activities through to rural activities. It is recognised that a number of areas within the townships have zones of greater density applied as a result of higher order planning documents, implemented in response to the 2010 and 2011 earthquakes. It is considered that this could be maintained through the recommended residential zones.

A series of recommendations have been made in terms of matters which are significant to developing residential zones with a distinctive character. It is noted that activities provided for within the zone as well as rules on bulk and location and subdivision impact on character and amenity. Careful consideration should be given to non-residential activities such as home occupations.

A set of example provisions which could guide the further drafting of the recommended zones are also set out, based on approaches taken in other second generation district plans across New Zealand. These zones have been mapped at broad level for Rolleston, Lincoln and Prebbleton as set out in Appendix E.

Selwyn District Council

RE007 Character and Amenity

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1. Introduction

Selwyn District Council (Council) is undertaking a review of the Operative Selwyn District Plan (District Plan). This is a requirement of Section 79(1) of the Resource Management Act (RMA) that local authorities must commence a review of district plan provisions if the provisions have not been subject to a review or a change by the local authority during the previous 10 years.

Section 35 of the RMA also requires councils to monitor the efficiency and effectiveness of policies, rules, or other methods in its plan. Council has undertaken this task by identifying workstreams where key matters can be assessed and considered, with a view to informing the review of the District Plan.

One of the workstreams associated with the District Plan review is character and amenity provision of Living Zones. As set out in the scope for this residential workstream, the purpose of this Report is to:

- provide a stocktake of zones and provisions that contribute to or maintain character and amenity in the Living Zones (excluding the Living 3 Zones which are being addressed in the RE010 scope of works) in the District Plan;
- undertake an on-the-ground assessment of character and amenity in the Living Zones;
- assess the effectiveness of the District Plan provisions in contributing to or maintaining character in residential areas;
- develop a set of principles to guide the new zoning framework for residential zones; and
- rationalise the Living Zones and provide a recommended approach in terms of the residential zones and provisions.

These recommendations focus on:

- features or matters that Stantec New Zealand (Stantec) and DCM Urban consider are significant or important to developing residential zones with distinctive character;
- the number and type of residential zones;
- the broad geographical extent of each of the residential zones;
- statements describing the amenity and character outcomes for the recommended new residential zones;
- the broad approach and, where possible, indicative content of objectives and policies concerning residential amenity and character; and
- an outline of the type of provisions that will be determinative of residential character and amenity.

The District Plan was made fully operative on 3 May 2016. It currently contains 72 Living Zones many of which have been implemented through developer led plan changes. Most of the changes have resulted in only small variations between each of the Living Zones. The plan changes have largely been a response to higher level planning documents which have directed the Council to enable residential development through identification of greenfield land and incorporation of provisions on medium density housing and/or comprehensive developments following the 2010 and 2011 earthquakes.

The Council has stated that, as a consequence of the large number of Living Zones, the residential section of the District Plan has become unwieldy and difficult to interpret and administer. Further, there is no longer clear policy approach or support for the variable density and section sizes or the number of zones established through various plan changes. In addition, there is no clear understanding or explanation of the intended character and amenity of the residential areas within the District's townships, noting that density and allotment sizes have been relied on as a major determinant of character.

This workstream has been designed to address these concerns.

2. Planning Framework

2.1 Higher Order Planning Documents

The purpose of this section is to provide a summary analysis of the higher order planning documents that the District Plan must give effect to and other strategic documents that are relevant to the consideration of character and amenity. The outputs from this section will help inform the evaluation of the effectiveness of the District Plan's provisions.

Section 75(3) of the RMA sets out the RMA planning instruments that the District Plan must give effect to. In terms of the character and amenity workstream this includes Canterbury Regional Policy Statement 2013 (RPS).

The other document that is relevant to housing character and amenity workstream is Selwyn 2031: District Development Strategy and the Mahaanui Iwi Management Plan.

2.1.1 Canterbury Regional Policy Statement 2013

The two key chapters of the RPS that are relevant to the character and amenity workstream are:

- Chapter 5 – Land Use and Infrastructure; and
- Chapter 6 – Recovery and Rebuilding of Greater Christchurch

2.1.1.1 Chapter 5 Land Use and Infrastructure

Chapter 5 contains provisions that relate to the Canterbury region inclusive of Greater Christchurch notated as "Entire Region" and provisions which are not relevant to Greater Christchurch notated as "Wider Region". The achievement and implementation of the objectives, policies or methods in Chapter 6 – Recovery and Rebuilding of Greater Christchurch, take precedence within Greater Christchurch.

The key themes evident from an analysis of the policy framework of Chapter 5 that are relevant to this workstream are:

- encouraging within urban areas housing choice of a character and form that supports urban consolidation (wider region) (Policy 5.3.1);
- encouraging high quality urban design, including the maintenance and enhancement of amenity values (Policy 5.3.1); and
- ensuring that substantial developments are designed and built to be of a high-quality, and are robust and resilient where amenity values, the quality of the environment, and the character of an area are maintained, or appropriately enhanced (wider region) (Policy 5.3.3).

The methods identified in Chapter 5 for implementing the policies provide clear direction to territorial authorities as to what is required of them. This includes that councils will include provisions in their district plans that:

- establish an approach for the integrated management of urban development with the primary focus of ensuring consolidated, well-designed and more sustainable urban patterns; and
- consider methods which promote good planning, building design and urban design that give effect to the New Zealand Urban Design Protocol (2005).

2.1.1.2 Chapter 6 Recovery and Rebuilding of Greater Christchurch

Chapter 6 provides a resource management framework for the recovery of Greater Christchurch, which includes a portion of the Selwyn District.

The key themes evident from an analysis of the policy framework of Chapter 6 that are relevant to this workstream are:

- recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that maintains the character and amenity of rural areas and settlements (Objective 6.2.2); and
- ensuring residential developments provide choice and diversity in their layout, built form, housing type and density in order to adapt to the changing needs and circumstances of the population (Policy 6.3.2)

The methods identified in Chapter 6 for implementing the policies generally relate to requiring territorial authorities to give effect to specific policies through their district plans. The methods relating to Policy 6.3.2 – development form and urban design include:

- district plans objectives, policies and rules (if any) to give effect to Policy 6.3.2;
- development of urban design guidelines to assist developers with addressing the matters set out in Policy 6.3.2; and
- consideration of the principles of good urban design as reflected in the New Zealand Urban Design Protocol (2005) in urban design processes.

2.1.2 Selwyn 2031: District Development Strategy

The purpose of Selwyn 2031: District Development Strategy (Selwyn 2031) is to provide an overarching strategic framework for achieving sustainable growth across the District to 2031.

The key outcomes anticipated by Selwyn 2031 actions that are relevant to the housing density and typology workstream are:

Protection of our existing character:

- Retain the district's sense of rural identity by adopting a consolidated approach to urban growth;
- Reinforce and enhance the character of each township by requiring outline development plans and the use of good urban design principles within new development areas.

Higher quality living environments:

- Achieve safe, functional and attractive living environments by requiring new development to occur in accordance with outline development plans, design guidelines and to give effect to higher level strategic planning documents.

The Strategic Directions that are particularly relevant to this workstream are:

3.1 Character and identity; and

3.3 Development quality.

There are a number of actions identified in the Strategy that require implementation through the District Plan review that relate to housing character and amenity. These are as follows

- requiring ODPs for all greenfield and intensification areas that demonstrate how key attributes and features, including the presence of any tāngata whenua values, of the existing and surrounding environment can be integrated into the subdivision layout and design;
- reviewing District Plan residential density provisions, including the number of Living Zones and minimum allotment sizes, to create a cohesive Living Zone framework;
- ensuring that subdivision design is based on good urban design principles, including opportunities for enhancing tāngata whenua values, and integrates into the existing township as much as possible;
- monitoring and reviewing the effectiveness of ODPs through an assessment of the urban design merit of subsequent subdivision consents and the quality of built development;
- monitoring and reviewing the effectiveness of the Council's Subdivision Design Guide, Medium Density Housing Design Guide and Commercial Design Guide in achieving high quality living and business environments.

2.1.3 Mahaanui Iwi Management Plan

The Mahaanui Iwi Management Plan (IMP) provides a policy framework for the "protection and enhancement of Ngāi Tahu values, and for achieving outcomes that provide for the relationship of Ngāi Tahu with natural resources across Ngā Pākihi Whakatekateka o Waitaha and Te Pātaka o Rākaihautū."

Although no specific policies relating to character and amenity are specified in the IMP, there is some discussion on urban design outcomes in relation to subdivision and development, and policies around ensuring that new development plans and strategies recognise and provide for the relationship of Ngāi Tahu and their culture and traditions with ancestral land, water and sites. To summarise:

- the Ngāi Tahu Subdivision and Land Development Guidelines should be used as a framework for new developments, as these specifically identify issues of importance to Ngāi Tahu, and state the desired outcomes for protecting tāngata whenua interests on the landscape.
- specifically new developments should incorporate low impact urban design and sustainability options to protect fresh and coastal waters, reduce the development footprint on existing infrastructure and the environment including sustainable housing design and low impact and self-sufficient solutions for water, waste and energy; and
- the framework also states that urban and landscape design should encourage and support a sense of community within developments, including the position of houses, appropriately designed fencing, sufficient open spaces, and provisions for community gardens.

2.2 Relevant Reports

2.2.1 Previous Review of Allotment Sizes in the District Plan

A 2012 review¹ of the Living 1 and X Zone allotment sizes found that the District Plan included 52 Living Zones. The 2012 review confirmed that this was largely the result of private plan changes to the Transitional District Plan before the current District Plan was made partially operative. The 2012 review stated that:

*"The objective and policy framework of the Plan provides little support for the broad variations in allotment sizes throughout the Living 1 and X zones in the District. The rule framework focuses on maintaining the existing character and amenity of each Living zone, whilst providing for a variety of section sizes. However, little direction is provided on the appropriate location for the variations in these Living zones. Further to this, it is noted that the rule framework for density and allotment standards sets a high threshold for developments that breach the minimum allotment sizes, and as a result consenting development is complicated by the lack of a strong policy framework."*²

and

*"the effects of the variation in allotment sizes are difficult to distinguish in terms of their impact on the character and amenity of the zone, particularly for those zones with allotment sizes between 600m² and 850m²"*³

The 2012 review recommended that:

- a new density framework be incorporated into the District Plan which provides clear direction on allotment sizes and subsequent environmental outcomes anticipated for each zone; and
- the new density framework be supported by a policy framework to clarify the purpose and appropriate location of zones with different allotment sizes.

¹ Planit Associates, Review of Living 1 and X Zone Allotment Sizes, 2012

² Page 1

³ Page 15

3. Stocktake of District Plan Provisions

A stocktake of the provisions from the District Plan which contribute to amenity and character across the 72 Living Zones (excluding the Living 3 Zones, which are subject to another scope of work) has been undertaken. This stocktake provided a starting point for the development of criteria in order to undertake on-ground character and amenity assessments.

These relevant provisions are summarised in Table 3-1 with commentary on the similarity and differences between the Living Zones. More detailed tables of the Living Zone provisions are set out in Appendix A. In summary, the 72 Living Zones differ primarily by way of varying allotment sizes.

Table 3-1: Stocktake of Relevant Living Zone Provisions

Provision	Rule Reference	Summary of Provision	Variations Between Living Zones
Allotment Size	Table C12.1	Minimum or average lot size	Varies by Living Zone. Refer to Appendix A.
Buildings and Landscaping	Rule 4.2.1	Area between road and principal building must be landscaped	Applies to all Living Zones
Buildings and Landscaping	Rule 4.2.1	Requirement for the front yard to be landscaped with shrubs	Applies to all Living Zones
Buildings and Building Density	Rule 4.6.1	No more than two buildings (dwellings/principal buildings) are permitted on one allotment	Applies to all Living Zones (Exceptions for comprehensive residential development within a Living Z Zone)
Buildings and Site Coverage	Rule 4.7.1	Maximum site coverage	Varies by Living Zone. Refer to Appendix A. Ranges from 10 per cent to 50 per cent (typically 40 per cent) as a permitted activity. Increases in site coverage are provided for in some zones as a restricted discretionary activity.
Buildings and Building Height	Rule 4.8.1	Building height of no more than 8 metres	Applies to all Living Zones (Exception for the medium density area within the Lincoln ODP 7)
Buildings and Building Position	Rule 4.9.1	Recession plane based on building orientation	Applies to all Living Zones (Exception for Living Z medium density area located within an ODP)
Buildings and Building Position	Rule 4.9.2	Dwelling setback	Set of common setbacks for all Living Zones, however there are specific variations by Living Zone, Location, Noise Contour and/or Overlay Refer to Appendix A.
Buildings and Streetscene	Rule 4.13.1 and Rule 4.13.2	Fences adjoining the street shall be no more than 1 metre in height	Applies within the Lowes Road Outline Development Plan area (Appendix 34) or the High Street, Southbridge Outline Development Plan area (Appendix 45) or a Living Z zone
Buildings and Private Outdoor Living Space	Rule 4.14.1	Each dwelling shall be provided with a private outdoor living space with a minimum area of 50 m ² and a minimum dimension of 4m	Applies to the Living Z Medium Density areas located within an Outline Development Plan,

As identified in Table 3-1 the main differences across the Living Zones involve allotment size, building/site coverage and set back provisions. Average allotment sizes range from 500m² to 2,800m² (typically 800m²) in the Living 1 Zones and 800m² to 20,000m² (typically 5,000m² to 10,000m²) in the Living 2 Zones.

Setbacks range from 1m to 50m (typically 4m from the road boundary and 2m from internal boundaries) and site coverage ranges from 10 to 50 per cent (typically 40 per cent) across the Living Zones. Exceptions do apply to comprehensive residential development or where Outline Development Plans (ODPs) have been prepared.

A number of provisions are common across the 72 Living Zones, such as building height, height in relation to boundary, landscaping and the number of dwellings per allotment provided for (density).

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4. Character and Amenity Assessments

4.1 Purpose

In order to articulate the values and characteristics that are important for determining the character and amenity of Selwyn's townships an 'on-the-ground' assessment across a range of Living Zones in the District was undertaken.

4.2 Agreed Criteria and Template

In order to determine the criteria and Living Zones for the assessments a workshop with Council Planners and Senior Urban Designer, David Compton-Moen of DCM Urban⁴ and Stantec New Zealand (Stantec) was held on Thursday 5 October 2017. During the workshop, aspects which contribute to character and amenity were discussed and criteria were developed. The stocktake in Section 3 of this Report guided the discussion in terms of what should be included in each of the assessments. Following the workshop, the criteria in Table 4-1 were agreed between the Council, DCM Urban and Stantec. The criteria draw on key provisions from the Living Zones which influence character and amenity and guide commentary on the quality of housing, relationship to the streetscape and landscaping.

For reference, a blank character and amenity assessment template is contained in Appendix B. This template provided a prompt for each of the criteria and ensured that each of the character and amenity assessments was undertaken in a consistent manner.

Table 4-1: Character and Amenity Assessment Criteria

Lot Size	Typical lot size sourced from consent data/Selwyn District Council GIS data
Zone	Zoning for the area sourced from Selwyn District Council GIS data
Density	Assessment of the density. This is an approximate desktop calculation based on GIS information.
Setback/Yards (Front/Side/Rear)	On the ground assessment supported by desktop analysis from GIS information.
Site Coverage	On the ground assessment supported by desktop analysis from GIS information.
Typical Age of Dwelling	On the ground assessment
Building Height	On the ground assessment. Both storeys and approximate height assessed.
Street Function/Typical Width	On the ground assessment. Street function sourced from Appendix 13 of the Township Volume of the Selwyn District Plan.
Street Trees	On the ground assessment.
Quality of Housing/Stewardship	On the ground assessment of housing, materials and stewardship.
Typical Placement of Garages and Relationship to Street	On the ground assessment of garage position and relationship to street.
Trees/Landscaping	On the ground assessment of trees, grass berms and level of landscaping/vegetation
Fencing	On the ground assessment of fencing height and materials.

4.3 Agreed Areas

The areas to be subject to character and amenity assessments were agreed on at the workshop. It was recognised during the workshop discussions that not all townships and areas within the townships could be assessed due to resourcing and the practicalities of reporting and documenting every area. Therefore 18 areas were selected which provided coverage of all the Living Zones and the Selwyn 2031 Township Network categories as set out in Table 4-2.

In Lincoln, Prebbleton, Rolleston, West Melton, Darfield, and Kirwee, multiple assessments across different Living Zones were undertaken, to identify similarities and differences in allotment sizes, setbacks and site

⁴ DCM Urban was engaged to assist with the development of the criteria and a template, and to undertake each of the assessments.

coverage. These are matters which it considered affect character and amenity outcomes. DCM Urban also recommended that multiple assessments be carried out in these townships to identify development from different periods e.g. development prior to 1995, development from 1995 to 2011, and development post the earthquakes.

Table 4-2 is based on the categories developed by DCM Urban. These categories identify correlations between age, configuration of sections, and materials. The township hierarchy in the Selwyn 2031 has also been included for each area to demonstrate the range of townships assessed. It is considered that the towns selected in Table 4-2 provide good coverage across the different Living Zones and categories as per the Selwyn 2031.

Table 4-2: Character and Amenity Assessment Areas

Area	DCM Urban Categories	Selwyn 2031: Township Network ⁵
Lincoln 2*	Suburban Modern	Sub District Centre
Prebbleton 2*		Service Township
Rolleston 2*		District Centre
Rolleston 3*		District Centre
Prebbleton 1*	Suburban Established	Service Township
Rolleston 1*		District Centre
Springston		Rural Township
Darfield 3*	Township Modern	Service Township
Kirwee 2*		Rural Township
Kirwee 3*		Rural Township
Leeston 2*		Service Township
West Melton 2*	Township Established	Service Township
West Melton 3*		Service Township
Coalgate		Rural Township
Darfield 1*		Service Township
Darfield 2*		Service Township
Doyleston		Rural Township
Dunsandel		Rural Township
Glentunnel		Rural Township
Hororata		Rural Township
Kirwee 1*		Rural Township
Lincoln 1*		Sub District Centre
Leeston 1*		Service Township
Sheffield		Rural Township
Southbridge		Rural Township
Springfield		Rural Township
Waddington		Rural Township
West Melton 1*		Service Township
Whitecliffs		Rural Township

*Multiple assessments have been undertaken in these towns to reflect different periods of development.

4.4 Methodology

DCM Urban undertook site visits between 16 – 27 October 2017 and completed a character and amenity assessment template for each of the areas in Table 4-2.

For each area, DCM Urban took photographs and made field notes against each of the criteria on the template. A map showing the route travelled of each area is included with the assessments in Appendix C.

⁵ As described in Selwyn 2031: District Development Strategy Township Network p33-34

Information collected during the site visits was supported by data obtained from Council's GIS viewer including allotment size, site coverage and setbacks.

4.5 Assessments

The detailed character and amenity assessments are attached at Appendix C. In summary, the assessment grouped each township and/or area assessed in relation to the correlation between: dwelling age, configuration of development on the allotment (e.g. location of garages), landscaping, and dwelling building materials. Four categories were developed, based on these common character traits, being: Suburban Modern; Suburban Established; Township Modern; and Township Established. There was also a correlation between these character types and Selwyn 2031, where District and Sub District Centres tended to have Suburban Character, while those located in Service and Rural Townships tended to have a Township Character. DCM Urban has prepared sketches within Appendix C which summaries the findings for each of the four categories.

The four categories developed by DCM Urban are set out in Table 4-3, with a brief description of the findings. Refer to Appendix C for the full suite of character and amenity assessments.

Table 4-3: DCM Urban Categories

Category	Findings
Suburban Modern	Generally located in District Centres or Sub District Centres as identified in Selwyn 2031. The dwellings typically have smaller front setbacks (2-6 metres generally) but with an open character (no fencing), plants are commonly juvenile and there are few established trees. Houses are constructed from modern materials and generally have a high level of stewardship. Garages are generally attached to the main dwelling allowing for internal access and are visually prominent. Lot sizes are typically less than 1,000m ² with a site coverage between 30-40 per cent.
Suburban Established:	Generally found in older areas of District and Sub District Centres. Frontage treatments include larger setbacks greater than 6m with a mix of open frontages and 1.8m high solid fencing. There is a greater occurrence of fencing than in Suburban Modern. The DCM Urban assessments noted with regard to stewardship that generally sections are well maintained and cared for. Garages are generally detached and located at the rear of the section. Planting is established, and there are more established trees than in Suburban Modern. Houses are a mix of materials but greater use of weatherboards. Lot sizes are typically less than 1,000m ² with site coverage being 30-35 per cent.
Township Modern	Generally found in Service or Rural Townships, these dwellings tend to be located on large lifestyle blocks (5,000 – 8,000m ²), or in small isolated rural subdivisions with large setbacks in excess of 6m. Planting is less established, and there are few established trees. The DCM Urban assessments noted with regard to stewardship that most buildings and sections are well maintained and cared for. Materials are modern, with garages equally detached or attached depending on the section size. Lot sizes are 1,000m ² or larger and site coverage is below 30 per cent, often between 10 and 20 per cent.
Township Established	Generally located in the older areas of Service and Rural Townships, these dwellings often have open, large front setbacks with either open style fencing, hedging, or nothing at all along the front boundary. The DCM Urban assessments noted a mixed presence of stewardship with some sections being well maintained, while others are not. Garages are generally detached, and houses often have front porches or verandahs. Materials are mostly timber weatherboard, or red brick and there is a higher amount of established plants and tree species present. Lot sizes are typically around 1,000m ² or larger, as a result of many of the dwellings being on septic tanks as opposed to a town sewer system which would allow smaller sections. Site coverage is also typically low, being less than 30 per cent and often between 10 and 20 per cent.

4.6 Key Findings

The DCM Urban character and amenity assessments identified the following character traits common across the areas visited and grouped them into four categories:

Suburban Modern:

- narrow side yards (internal set backs);
- small front yard (road boundary set back);
- attached garage close to road, entranceway less prominent;
- juvenile planting with few established trees; and
- no front fencing.

Suburban Established:

- large grass berms;
- detached garages/workshops;
- established planting including large trees;
- gravel driveway common in rural areas; and
- 1.8 – 2.0 m fence and greater set backs (these vary within this category).

Township Modern:

- front door is clearly visible from the street;
- gable roof form is common;
- solar panels incorporated into roof angle;
- garage is detached and located at the rear;
- fencing of back and side yards, but not the front; and
- large backyards

Township Established:

- entranceway located to the side/road of the house;
- weatherboard is the common material;
- garage is detached and located at the side;
- established planting, however there is little landscaping within the large front yard space; and
- fencing of back and side yards for privacy (internal set backs) and low fencing of the front yard.

In summary the main differences in provisions between 72 Living Zones were minimum allotment size, setbacks and site coverage. The on-the-ground results of the character and amenity assessments show that it is difficult to discern in terms of actual outcomes the minor variations in these provisions across the Living Zones.

5. Effectiveness of the District Plan Provisions

This section utilises the:

- a. review of higher order planning documents and reports (Section 2 of this Report);
- b. stock take of residential provisions (Section 3 of this Report); and
- c. DCM Urban character and amenity assessments (Section 4 of this Report)

to evaluate the effectiveness of the District Plan objectives, policies and rules relating to character and amenity.

Where warranted, amendments to provisions have been suggested to improve their effectiveness. These recommendations also include options for structuring the proposed District Plan. These recommendations have been based on discussions with the Council Planners and Urban Designer and form the basis for the principles set out in Section 6 of this Report.

5.1 Objectives

Section B4 of the Township Volume of the District Plan sets out provisions for the growth of townships. The following objectives are considered relevant with regard to character and amenity.

Objective B4.1.1

"A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated."

When reviewing the DCM Urban assessments against the Living Zones' provisions, it was confirmed that a spacious character was generally being achieved as sought by Objective B4.1.1. However, it is noted that the majority of the areas assessed would have been developed prior to the development of the Operative District Plan.

With regard to the medium density areas which have more recently been developed, the DCM Urban assessment noted that the landscaping, often consisting of native plants, lack of front fencing and street trees contributes positively to the amenity and streetscape of these areas.

No amendments are proposed to the intent of Objective B4.1.1. It is also noted that this objective gives effect to the RPS Objective 6.2.2 with regard to maintaining the character and amenity of rural areas and settlements.

Recommendations have been included in the overall observations section below, with regard to tailoring specific objectives and policies to achieve the purpose and intended outcomes for each zone. Consideration will need to be given to balancing of this objective with achieve a diversity of housing typologies and more dense development around Key Activity Centres as directed by policies 6.3.2 and 6.3.7 of the RPS

Objective B4.1.2

"New residential areas are pleasant places to live and add to the character and amenity values of townships."

It is considered that this objective gives effect to RPS Policy 5.3.3 which sets out to ensure that substantial developments are designed and built to be of a high-quality, where amenity values, the quality of the environment, and the character of an area are maintained, or appropriately enhanced.

The DCM Urban assessments have concluded that newer residential developments are pleasant places to live with many areas displaying a high level of stewardship and good quality development. Although these developments are more dense, it is considered that the character and amenity values of the township are being added to and not diminished.

5.2 Policies

The following policies, set out in Section B4 of the Township Volume of the District Plan, are considered relevant with regards to character and amenity.

Policy B4.1.1

"(a) Provide for a variety of allotment sizes for erecting dwellings in Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships, except within the Living Z Zone, including any Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.

The DCM Urban assessments noted a variety of allotment sizes are being achieved across the Living 1 Zones. These ranged from 600m² to 1,000m². Based on this assessment it is considered that Policy B4.1.1 is being achieved. However as discussed during the workshop on 15 February and as evidenced by the DCM assessments, it is often difficult to discern small variations in allotment size from the street. It is therefore recommended that provisions focus on the frontage width, which is achieved through the subdivision shape rule and the bulk and location of building.

Policy B4.1.2

"Maintain Living 2 and 3 Zones as areas with residential density which is considerably lower than that in Living 1 Zones."

Based on the DCM Urban assessments it is considered that this policy is being achieved. The assessments noted allotments sizes from 1,000m² through to 10,000m² in the Living 2 Zone.

Policy B4.1.4

"Allow choice in residential density in Living X Zones, provided that it is not more dense than that for the Living 1 Zone(s) in that township."

Of the Living X zoned areas covered in the DCM Urban assessments, it was found the Living X areas were of similar density to the Living 1 Zones in that township. It is considered that this policy is being achieved.

Policy B4.1.6

"In Living 1, X Zones and Medium Density areas identified in an Outline Development Plan in Living Z zones, allow site coverage to exceed that for permitted activities, provided any adverse effects on the overall residential density of the area are avoided, remedied or mitigated."

Whilst the intent of this policy is to provide increased site coverage in order to enable intensification, the DCM Urban assessments noted that site coverage in these areas was around 35 per cent. It was found across all of the assessments that the actual site coverage was below that enabled by the rules. It is considered that other rules may be impacting on site coverage to a greater extent, e.g. the density rule, which generally only allows one dwelling or principal building per site.

It is also noted that this policy is quite specific in terms of the method to achieve increased density. This type of policy could be amended to generally manage the adverse effects on amenity and residential character.

Policy B4.1.7

"Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20% or 500m and in the Living 3 Zone at the lesser of 10% or 500m, unless any adverse effects on the spacious character of the area will be minor."

The DCM Urban assessment noted that site coverage was less than 20 per cent in the Living 2 Zones. On this basis, it is considered that this policy is being achieved.

This type of policy direction is prescriptive in terms of the method to maintain the spacious character of the area. This policy could be amended to generally manage the adverse effects rather than specify parameters within the policy.

Policy B4.1.8

"Manage the number of sites with more than one dwelling in Living 1 or X Zones, to maintain the overall residential density of the zone."

As discussed in detail later in this report, under the assessment of the associated density rule, the DCM Urban assessments found that this policy is being achieved.

This policy may need to be revisited, if certain zones are going to provide for intensification and/or infill development.

Policy B4.1.9

"Avoid erecting more than one dwelling per site in low density living (Living 2 and 3) Zones."

The DCM urban assessments found that this policy is being achieved.

Policy B4.1.10

"Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character."

Based on the DCM Urban assessments, undertaken in newly developed areas (from 2011 – present) it is evident that open spaces are being provided e.g. Rolleston, Lincoln and West Melton (Rolleston 3, Lincoln 2, West Melton 2 and West Melton 3).

The assessment of areas developed during the life of this District Plan found that high levels of landscaping have been implemented and that swales, street trees, open style fencing and recreation reserves have been provided..

Policy B4.1.11

"Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

- *Retaining existing trees, bush, or other natural features on sites; and*
- *Landscaping public places."*

Based on the DCM Urban assessments undertaken in newly developed areas (from 2011 – present) it is evident that new residential areas have been designed to maintain or enhance the aesthetic values of the township. Examples of this include Prebbleton, where the DCM Urban assessment stated that there are mixed native and exotic species planted along the streets, with gardens being implemented at major intersections, or along major streets. The assessment also noted that streets are generally wide and have large grass berms with low kerbs and/or verges with swales/planting.

It is considered that this policy gives effect to Policy 5.3.3 of the RPS which sets out to ensure that substantial developments are designed and built to be of a high-quality, where amenity values, the quality of the environment, and the character of an area are maintained, or appropriately enhanced.

Based on the DCM Urban assessments which looked at new residential areas, it is considered that this policy is being achieved.

Policy B4.1.13

"To ensure that development in Medium Density areas identified in an Outline Development Plan provides a high quality living environment and achieves a good level of urban design, appearance and amenity. Relevant urban design considerations include:

- *That the design of medium density developments is of a high quality, with a good balance of consistency and variety in form, alignment, materials and colour and a sufficient level of architectural detailing;*
- *That residential units provide an open and attractive streetscene through being oriented towards the street or other adjacent public spaces, have low or no front fencing, front facades that are not dominated by garaging but instead have clearly visible pedestrian front entrances and a balanced ratio of glazing to solid walls;*
- *That opportunities for landscaping and tree planting is provided, commensurate with a medium density living environment;*
- *That opportunity for comprehensive developments are provided, including the ability to erect short terraces or share internal side boundary walls;*
- *That medium density developments make provision for adequate, well located and well designed private outdoor living areas;*
- *That internal amenity is provided for occupants through levels of privacy and access to sunlight appropriate to a medium density living environment;*
- *That the appearance of cramped development is avoided by limiting site coverage and ensuring there is open space between houses, duplexes or blocks of terraces, particularly at first floor level."*

The DCM Urban assessments included an area of medium density housing in Rolleston which has been developed through the ODP provisions (Rolleston 3 – Faringdon). In this area, the assessments found that the streets were wide with major thoroughfares being separated with swales, landscaping and/or street trees. The assessments also commented that generally there is a high level of landscape development on major streets, and recreation areas.

In terms of development, the DCM Urban assessments noted the density is higher, and that the dwellings have smaller footprints. The garages are not at the forefront of the development and therefore are less dominant. The front yards are small and that outdoor living space is provided at the rear of the dwelling.

In terms of achieving the policy, the DCM Urban assessments and supporting photographs show that in Rolleston the developments are consistent with this policy. The dwellings face the street, are not dominated by garaging and the front yards and streetscapes are landscaped.

From this example, it is evident that Policy B4.1.13 and the ODP requirements provided good mechanisms to achieve a more detailed planning response at a local level. The outcome is a more dense built form whilst achieving the spacious character sought by the District Plan.

This policy gives effect to Policy 5.3.3 of the RPS which sets out to ensure that substantial developments are designed and built to be of a high-quality, where amenity values, the quality of the environment and the character of an area are maintained, or appropriately enhanced.

In terms of ODP areas, it is recommended that the implementation of these be reviewed. It is noted that that ODP's are required by the RPS (Method 2 for Policy 6.3.3), however it is considered the implementation of these provisions, in terms of plan structure could be amended. Currently the provisions (policies and rules) of the ODP areas are located within each of the relevant District Plan sections (e.g. subdivision, transport and the Living Zone rules) which results in the rules and plans (attached as appendices to the District Plan) being dispersed across multiple sections of the District Plan. It is recommended that these provisions could be brought together within a precinct (the ODP terminology could still be retained, this recommendation is just in terms of District Plan structure). This would include all of the provisions for the ODP area in one self-contained section. Removing the ODP and/or area specific provisions from the zone and district-wide sections of the District Plan will simplify the implementation of these sections, also keeping the zones and district-wide sections to general provisions that apply across the district rather than individual areas.

5.3 Key Findings

Whilst it is considered that the current policy framework is achieving a 'spacious' character, the following observations have been made with regard to the structure of the objectives and policies. It is noted that the current objectives and policies apply across each of the existing Living Zones with specific policies applying to townships and/or ODP areas. It is recommended that:

- 1) objectives and policies should be developed for each of the new zones. This will assist with setting the intended outcomes and identifying the differences between each new residential zone. Specific objectives and policies can take account the need for some intensification and diversity of housing types in specified zones whilst maintaining the overall spacious character of the District;
- 2) density provisions be rationalised. This is supported by the key actions of the Selwyn 2031 and the findings of the 2012 review of Living 1 and X Zone Allotment Sizes;
- 3) area specific provisions (e.g. Rolleston 3 – Faringdon). could be implemented by way of a precinct, particularly ODP provisions which set out a series of requirements for each of the ODP areas; and
- 4) policies which contain parameters should be avoided. Parameters are generally implemented through the rules and associated standards of the District Plan. Policies need to be directive, however with overly prescriptive policies there is generally no ability to apply discretion, where warranted.

Adopting these approaches will eliminate the need for exception clauses in objectives and policies, as the provisions are tailored to each zone and/or precinct. This is considered best planning practice and removes ambiguity or confusion when interpreting the provisions and improves plan usability.

5.4 Rules

The rules considered relevant are set out in Table 3-1. For this section the 'reason for the rule' has been set out before the assessment. Each of the relevant rules are set out fully in Appendix A.

5.4.1 Allotment Size (Subdivision Rule 12.1.1)

Reason for rule

"Land is usually subdivided, in townships, to create new allotments to be sold as sites for new residential or business development. Subdivision has been the process used in New Zealand to

ensure new allotments have appropriate facilities and features to house new buildings. The District Plan continues to manage these effects at subdivision stage because:

(a) The 'public' expectation is that if an allotment is purchased, it can be built on – especially in townships

(b) It is usually more efficient and effective to ensure utilities and facilities are installed when land is subdivided, rather than when each allotment is sold and built on, particularly reticulated services, roads and reserves."

This rule sets either an average allotment size (not less than) or a minimum allotment size for specific zones, townships and/or areas. There are additional specific provisions for areas within an ODP and additional restrictions on allotments without reticulated servicing.

Allotment size rules are important for establishing and planning for infrastructure, in terms of achieving character and amenity outcomes this is less so when there are small differences in allotment sizes between the Living Zones (e.g. 50 – 100m² differences). It is considered, when viewing an allotment from the street that it is difficult to discern between an 800m² or 1,000m² allotment and 500m² to 650m² smaller allotments and that this doesn't result in a discernible difference in overall character.

Based on the findings of the DCM Urban assessments, important factors from a character and amenity perspective include the frontage width, setback and site coverage. The District Plan includes each of these rules, with frontage width being controlled through the size and shape of allotments rule (Rule 12.1.3.6). It is considered that allotment size as well as frontage width contribute to character and amenity, however small differences between allotment sizes, across the zones, townships and specific areas could be standardised across the new set of residential zones and rules for minimum allotment sizes and a frontage width included. Where warranted, and in the case of unimplemented ODPs, specific allotment sizes could be implemented through precinct plan provisions, where detailed planning has occurred.

5.4.2 Buildings and Landscaping (Rule 4.2.1)

Reason for rules

"A common feature of residential areas is a tidy area between the house and road frontage. There is a 'market' incentive for home owners to keep this area tidy, as it can add value to the house and property. There is not, however, such a direct market incentive for other activities, such as businesses and community facilities, to retain a tidy 'front yard'. The objective of Rule 4.2 is to ensure non-residential activities locating in Living zones maintain this feature of residential areas."

This rule requires the area between the road boundary and the principal building to be landscaped with shrubs and planted in lawn, and/or paved or sealed, and/or dressed with bark chips or similar material. There are some exceptions for ODP areas.

The DCM Urban assessments found mixed results in terms of landscaping, ranging from no street trees or landscaping in the front yards (visible from the public realm where there is no fencing), through to well planted berms and front yards. This was found across the district and was not linked to any one Living Zone. However, newer developments generally had better landscaping consisting of native vegetation, which is most likely an outcome of the relevant ODP provisions. Covenants placed on the title of new developments may also require landscaping of front yards.

The DCM Urban assessments noted that fences block the view of landscaping in the front yard of older areas, which brings in to question the effectiveness of this rule.

In terms of the effectiveness of this rule, it must be considered that this only applies to new development and is therefore achieving the outcome sought, based on the DCM Urban assessments. However the rule does not control the upkeep of landscaping

It is recommended that this rule be reviewed in relation to residential development in conjunction with the fencing rules. (It is noted that non-residential development is being review through the RE008 scope of work).

5.4.3 Buildings and Building Density (Rule 4.6.1)

Reason for rule

"The site coverage rules only apply to the proportion of an allotment at ground level that is covered in building. Site coverage rules therefore are unable to control the effects on amenity values of higher density forms of residential development above ground level. Rule 4.6 is

intended to manage the effects of such developments as multi-storey block of flats and apartments.

District Plan is not intended to preclude, in Living 1 zones, the erection of medium density housing developments such as small blocks of flats or townhouses. Rule 4.6 therefore provides for this intensity of development as restricted discretionary or discretionary activities, subject to the relevant assessment matters and objectives and policies of the Plan, and the mitigation of any adverse effects on the environment.

In some Living 1 zones, however, the provision of more than one dwelling on an allotment is a non-complying activity. This is because these zones were created as a result of plan changes to the former District Plan. An outcome of the plan change process in those cases was the decision that residential density should be limited to one dwelling per allotment. The new District Plan carries over these decisions.

Due to the lower density environments of the Living 2 zones, it is generally considered inappropriate for there to be more than one dwelling per allotment."

This rule sets the maximum density of one dwelling and one family flat up to 70m² or one principal building (other than a dwelling) and one dwelling. There are some exceptions for comprehensive residential development.

Although this rule was not specifically commented on in the DCM Urban assessments, it has been ascertained through the site visit photos and DCM Urban commentary on site coverage that the outcomes of this rule are being achieved. In the supporting site visit photos of all the townships, there is no evidence of multiple dwellings on one site.

It is considered that this rule is achieving the spacious character sought by the policy framework⁶. It is noted though that some refinements may need to be made to enable intensification where this is warranted, such as providing multiple dwellings on one site. This will place greater emphasis on the relationship of this rule with the site coverage rule.

In summary this rule is an effective means of achieving the outcomes sought. However, to balance the need for growth with maintaining a spacious character, amendments may need to be made to provide for intensification. In keeping with the developed principles in Section 6 of this Report, it is noted that a rule providing for additional dwellings could be implemented by way of a precinct.

5.4.4 Buildings and Site Coverage (Rule 4.7.1)

Reason for rule

"Rule 4.7 is designed to maintain 'spaciousness' in the Living zones of Selwyn District. It does this by controlling the ratio of land to building rules. The rule does not affect the size of an allotment (only the extent of the lot that can be covered in buildings), therefore a variety of allotment sizes may be provided for. An exemption has been made for Dunsandel Primary School from the maximum building floor space requirement of the Living 2 Zone to bring it into line with other schools which are subject to a percentage of site covered, rather than a maximum floor area figure.

Rule 4.7.3 provides for some allotments to have higher site coverages, as restricted discretionary activities. This enables the Council to meet the demand for small, easy care sections while managing the number of such allotments, so as to maintain overall spaciousness. The rule only applies in Living 1, 1A, Living WM zones and Living Z Medium Density areas located within an Outline Development Plan, because Living 2 zones are distinguished from Living 1 zones by their lower residential density...

...Significant new development in West Melton will adjoin State Highway 73. The volume of traffic using this road, mainly at "open road" speed limits, requires a degree of physical separation which (in combination with noise bunding) is intended to partly mitigate the effects of traffic noise."

This rule requires that all buildings comply with a maximum site coverage for the net area of the allotment (excludes areas for access ways and designations). Variations to the coverage rule are made for emergency service activities. Generally the site coverage rule is 40 per cent, with variations being made by zone, township and for comprehensive residential development.

⁶ The effectiveness of these provisions in achieving the required density has been considered by the RE004 workstream

The DCM Urban assessments found that site coverage was generally low, being less than 35 per cent across the majority of the areas assessed. The Prebbleton 1 and Leeston 2 assessments noted site coverage up to 40 per cent which is consistent with the zone rules. The DCM Urban assessments did not note any particular sites/areas where the site coverage rule has been infringed.

There are other rules which relate to achieving the spacious character of the zone, such as the density rule (Rule 4.6.1). The density rule may be having a greater impact on achieving the spaciousness of the zone, given the findings of low site coverage.

It is considered that this is an important rule which, in conjunction with the density rule, controls the open space on a site. Rules such as setbacks also contribute to spacious character, however the site coverage rule will become increasingly important in areas in which intensification may be desirable in the future to accommodate both population growth and changes in the make of the population, as identified in the RE004 workstream.

It is considered that if the density rule is reviewed, the coverage rule will have more impact on future developments. If other typologies are to be enabled in the proposed District Plan, increases may be required to the coverage rule e.g. in the Medium Density Residential Zone for small-scale apartments and terrace house developments.

5.4.5 Buildings and Building Height (Rule 4.8.1)

Reason for rule

"Rule 4.8 sets maximum height requirements for buildings and structures, to ensure they are in keeping with the visual character of the Living zones.

Part of the amenity values of townships in Selwyn District is relatively low density of buildings and views across the townships to rural areas, the Southern Alps/Ka Tiritiri o te Moana and the Port Hills. Rule 4.8 helps to maintain those values by limiting the height of buildings and structures.

In consultation on the district plan (township surveys and public workshops), residents and ratepayers identified that 'sky scrapers', 'office towers' and other multi-storey buildings are not part of the landscape and amenity values of the District.

However it was identified that some tall structures, such as power poles and grain silos, are. To that end, Rule 4.8 differentiates between the height of buildings and the height of other structures.

Buildings or structures that cannot comply with Rule 4.8 may be able to be erected in Living zones under an application for a discretionary activity if potential adverse effects on visual character and amenity values are able to be adequately mitigated, remedied or avoided."

This rule sets a maximum height limit of eight metres. This height limit, dependent on design, will allow for a double storey dwelling. There are exceptions for ODP areas and medium density development.

The DCM Urban assessments found that dwellings were generally one storey in height, being around five to six metres high. There are a few examples, such as in Prebbleton 1, of double storey dwellings in the district. It is noted that DCM Urban do not consider two-storey dwellings to affect the sense of spaciousness given the distance between dwellings which is managed through other rules such as set backs and height to boundary.

It is considered that this rule is achieving the spacious character and views across the township outcome sought, and there were no examples of this rule being infringed in the DCM Urban assessments.

It is considered that this rule is important in achieving the outcomes sought for the zones and will become increasingly important where intensification occurs.

5.4.6 Buildings and Building Position (Rule 4.9.1 and 4.9.2)

Reason for rule

"Rule 4.9 is intended to give property owners maximum flexibility over the use of space on their properties, while affording neighbours adequate protection in relation to sunlight, privacy and outlook. Setback distances are not used to maintain 'spaciousness'. This is done by site coverage while recession planes control shading, and setback distances control privacy and outlook..."

These rules control both the recession plane of buildings and setback distances for buildings from internal and road boundaries. In terms of Rule 4.9.1, a recession plane in degrees above 2.5m is set in Appendix E11 of the District Plan. The degree of the recession plane is determined by the orientation of the site and

this, in turn, can influence the proximity of the building to that boundary. Rule 4.9.2 prescribes the minimum setbacks for buildings from internal and road boundaries. Generally these are 1-2m for internal boundaries and 4-5.5m from the road boundary. There are a number of area and site specific differences to the rules, e.g. to manage reverse sensitivity effects.

While recession planes were not assessed specifically in the DCM Urban assessments, setbacks were. The recession plane rule also influences the setback of buildings from boundaries.

The DCM Urban assessments categorised findings based on setbacks which were less than 4m, 4-6m and more than 6m from the road boundary. It was found that the majority of setbacks were either between 4-6m, or greater than 6m from the road boundary. Those areas where the setback from the road was between 4-6m, generally had garages attached to, and positioned at the front of the dwelling. The DCM Urban assessments considered this positioning of the garages, fronting the road, to be visually dominant where the garages were forward of the front of the house.

The setback rule contains specific requirements for setting attached garages further back, where the garage door faces the road boundary. Where this has been done, the DCM Urban assessment noted that the house is the dominant feature, rather than the garage. Conversely, regardless of whether the garage door faces the road boundary or not, when the garage is positioned forward of the dwelling, the DCM Urban assessment stated that the garage is the dominant feature (refer to Figure 5-1)



Figure 5-1: Photos of Garages from DCM Urban Assessments (Prebbleton 2)

In terms of internal setbacks, the DCM Urban assessments noted differing setbacks across each of the zones and townships. There were no instances identified where setbacks from the side boundaries were less than one metre, except where a building shares a common wall with another building (Rule 4.9.7).

It is considered that the outcomes of spaciousness, privacy and sunlight access are being achieved. However, it is recommended that the setback from the road boundary rule be reviewed in terms of how garages are controlled. The District Plan currently differentiates between garages where the vehicle door faces the road or where the vehicle door faces an internal boundary and requires different setbacks for each of these configurations. The DCM Urban assessment expressed concerns about garages being dominant features from an urban design perspective regardless of whether the garage door is facing the road boundary or not.

It is considered that the implementation of area and site specific setbacks could be improved through the use of precincts. It is noted that a number of setbacks that differ from the core requirements are located in ODP areas. These provisions could be brought together with the other ODP provisions into a precinct for the relevant area.

5.4.7 Buildings and Streetscene (Rule 4.13.1 and 4.13.2)

Reason for rule

"In the Living Z zones, solid, high screening structures such as fences and walls that are erected on road boundaries of properties have the potential to cause adverse visual impacts on a pleasant and open streetscene along with other associated effects such as disconnection and reduction in the potential for passive security between dwellings and the street. The rule acknowledges that where sites have frontage to more than one road, the rule only applies to the façade that includes the front entrance to the allotment so that a reasonable degree of privacy is able to be achieved for corner sites or allotments that back onto a second road. On other sites, it is expected that subdivisions will be designed to ensure that privacy can be achieved on the lot and that buildings will have been positioned with the need for private outdoor space in mind."

This rule sets a maximum height limit of 1 m for fencing located between the front façade of a dwelling and the road boundary (or in the case of Rule 4.13.2, for fences within 3 m of the road boundary) in the

Living Z Zone, Lowes Road Outline Development Plan and High Street, Southbridge Outline Development Plan.

DCM Urban assessments were undertaken in the following Living Z zoned areas: Lincoln 2, Prebbleton 2, and Rolleston 3. These assessments found that fencing is typically located only on the side and rear yards, being constructed from timber pailings (or trellis in Prebbleton 2), 1.8 - 2.0 metres high.

In terms of effectiveness of this rule, from these assessment noted above it is evident that the rule is achieving intended outcome of achieving a pleasant and open streetscape as there was no fencing noted along the road boundaries in these areas. Refinement of this rule has been recommended in the RE005 report which includes different rules for fences which are 50 per cent visually open for detached dwellings and not permitting fencing forward of the front line of the dwelling for duplex, terrace housing and low-level apartments.

5.4.8 Buildings and Private Outdoor Living Space (Rule 4.14.1)

Reason for rule

"A minimum area and dimension of outdoor living space has been required for dwellings in Living Z Medium Density areas located within an Outline Development Plan to ensure that an area of each site is set aside which is sufficient to meet the outdoor living needs of current and future residents of the site. The rule only applies to Medium Density areas as smaller allotment sizes could result in relatively narrow strips of unbuilt land around dwellings that do not provide a useable outdoor living area, unlike larger allotments in the other living zones. The provision of an outdoor area also means that sites retain the opportunity for tree and garden planting which helps to balance the built appearance of higher density areas and visually soften the built environment.

A smaller area of outdoor living area is required for dwellings that form part of a comprehensive residential development due to such units generally being smaller than stand alone dwellings and in recognition that comprehensive residential developments require detailed plans to be assessed as part of a design and appearance consent where the location and functionality of outdoor living spaces can be assessed. Balconies can be counted towards the required outdoor living area in recognition of the positive role that well-located balconies can play in meeting the amenity needs of occupants and providing an alternative outdoor living area that may receive sun at a different time of the day. Balconies can also be a positive design element and are encouraged where they provide passive surveillance of the street or public open spaces without resulting in subsequent pressure from landowners to fence these boundaries to ensure privacy which can happen with ground level outdoor living areas."

This rule requires that each dwelling within the Living Z Medium Density areas located within an Outline Development Plan shall be provided with a private outdoor living space with a minimum area of 50m² and a minimum dimension of 4m.

The DCM Urban assessments did not specifically assess this rule, however the assessments did provide commentary on site coverage and landscaping of some Living Z zoned areas. It is noted that this rule provides an opportunity for tree and garden planting which helps to balance the built appearance of higher density areas, visually soften the built environment and provide on-site amenity for residents. Of the Living Z zoned areas assessed it was noted that there was good landscaping, trellis fencing was used to create privacy between the road boundary and the outdoor area and site coverage was not more than 35 per cent.

Although this rule was not specifically addressed, it is evident that outdoor living spaces are being achieved through the overall site coverage from buildings being less than 35 per cent. It is not known though whether the dimensions of the outdoor living space rule are being achieved. This will require further investigation.

5.5 Key Findings

The key findings and recommendations following a review of the effectiveness of the District Plan rules with regard to character and amenity include:

1. Reduce the number of small variations in allotment size across the zones. It was found that there is no discernible difference in terms of on-the-ground results across the 72 Living Zones;
2. Revise the site coverage rules to allow of other building typologies such as low-rise apartments where appropriate;

3. Revise the fencing rules. This could be done by including different requirements based on the predominate typology and requiring that fences are 50 per cent visually open;
4. Concerns were raised by DCM Urban with regard to garages being dominant features from an urban design perspective regardless of whether the garage door is facing the road boundary or not.

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6. Principles to Guide the Zone Framework

Following the completion of Stage 1 of this Report (Sections 2 – 5) a further workshop with Council Planners and Senior Urban Designer and Stantec was held on 15 February 2018. The purpose of this workshop was to discuss and agree principles to inform the recommended approach to residential zones.

In our discussions it was recommended that the principles should be based on best planning practice. A number of methods and techniques were discussed in order to rationalise the existing Living Zones, while achieving the desired planning outcomes of the Selwyn District.

The discussions went further than matters regarding character and amenity (for example plan structure and other potential zones) as these matters are important considerations when recommending an approach for rationalising the zones and identifying potential methods for doing this.

A further matter discussed at the workshop was the alignment with the possible National Planning Standards. It was agreed that the zone names and provisions should be aligned with the National Planning Standards proposed zones where appropriate when this information is available. It is noted that the National Planning Standards zones are currently being developed and the provisions are yet to be formally notified.

The following list of principles were agreed following the workshop:

1. Zones are to have descriptive names based on the possible National Planning Standards. It is noted that high density in Rolleston is not the same as high density in Auckland and variations will need to be made.
2. Zones are to have distinct differences; minor variations are to be provided for by way of a Precinct where warranted;
3. Overlays are to apply to matters largely covered in Section 6 of the RMA and are likely to be outside the scope of this workstream;
4. Zones are to follow a hierarchy based on density and activities, e.g. Medium Density Residential Zone, General Residential Zone through to the Large Lot Zone;
5. The application of zones will follow best planning practice where appropriate, i.e. higher densities adjacent to the Town Centre zones through to lower density on the periphery (tiered approach);
6. Consideration of a Settlement Zone to enable a mix of activities in smaller townships. The challenge with smaller settlements is that they do not have an existing business zone and are generally not large enough to warrant one. Consequently the zone needs to enable a variety of uses ranging from residential through to small scale, light industrial. Due to this mix of uses there needs to be a strong emphasis on retaining residential amenity;
7. A key outcome of this workstream is to rationalise the residential zones and substantially reduce the large number of zones;
8. Zones are to include outcome and/or design statements, to provide guidance on the outcomes sought;
9. Zones are to include illustrations such as diagrams or drawings at the beginning of the chapter, to provide guidance on implementation and on the outcomes sought. Illustration could include diagrams for height in relation to boundary standards, measurement of height and set backs (particularly if the differentiation based on vehicle doors is retained);
10. Variations in frontage width are considered more important than minor variations in allotment size; and

These principles have been referred to by their respective number in subsequent sections of this Report, to ensure alignment between the agreed principles and recommendations of this Report.

Council Planners have supplied a preliminary list of zone names and descriptors which are based on information supplied by MfE. These zone names and descriptions have been incorporated into the assessment and recommendations of this Report.

Where recommendations and options are provided in this Report on plan structure, consideration has been given to the preferred approach identified by MfE in their discussion documents on the National Planning Standards. This is to ensure alignment with the options being considered by MfE where this information is available.

7. Rationalisation of the Living Zones

In line with principles 2 and 7 as set out in Section 6 of this Report, the existing Living Zones (excluding the Living 3 Zone) have been rationalised and categorised as “those which are no longer required” and “those which could be retained or could be amalgamated”.

7.1 Methodology

In order to rationalise the 72 Living Zones, the following methodology was used. This is summarised in Figure 7-1.

First, using the stocktake of provisions undertaken in Section 3 of this Report (and Appendix A) all of the Living Zones (excluding the Living 3 Zones) were identified and tabled into an Excel spreadsheet. Provisions specific to each zone were included in additional columns.

The intended outcomes of each zone were identified by reviewing the objectives, policies and any zone description. As a number of the zones are in theory a subset of Living 1, 2, 3 and Z zones, the variances in allotment size, site coverage and set back rules were also considered when determining the zones outcomes.

Once the outcomes were determined and listed in the spreadsheet, the existing Living Zones were grouped based on similar outcomes. These groupings provided a high level indication of what each Living Zone was designed to achieve.

These outcome groupings were then compared with the possible National Planning Standards zone descriptions. A recommendation has then been made as to which “new residential zone” the existing Living Zone should be classified as. This process provided a ‘best fit’ approach based in the information currently available and will require further refinement as the new zones are developed and the provisions are finalised.

In undertaking the rationalisation of the zones, it is noted that there will need to be standardisation of rules and in particular the allotment size rules. There are also a number of site and area specific rules which have been noted in the table in Appendix D. If there is justification for retaining any of these rules, it is recommended that these be implemented by way of a precinct in line with principle 2.

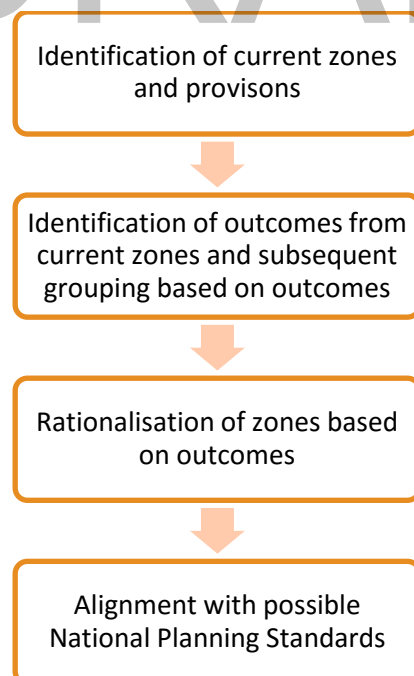


Figure 7-1: Method to Rationalise the Living Zones

7.2 Results of the Rationalisation of Zones

Each Living Zone (excluding the Living 3 Zones which are subject to another scope) was reviewed in Appendix D. The review included the allotment size, objectives, policies, any specific rules which apply to the zone and the outcomes of the character and amenity assessment (if undertaken for the zone). As part of this review a recommendation was made to which zone the existing Living Zone could be rationalised into.

This table groups the existing Living Zones under the recommended new residential zone. Not all zones are included in this table, as some Living Zones are listed as “deferred” or “require further investigation” in Appendix D.

Table 7-1: Rationalisation of Zones Summary (Refer Appendix D for Full Spreadsheet Table)

Medium Density Zone	General Residential Zone	Large Lot Residential Zone	Settlement Zone
Living 1A3 (Lincoln)	Living 1 (Coalgate) (General Residential/Large Lot Residential)	Living 2 (Coalgate)	Living 1 (Glentunnel)
Living 1 (Lincoln) (Medium Density Residential/General Residential)	Living 1 (Darfield) (General Residential/Large Lot Residential)	Living 2 (Darfield)	Living 1 (Hororata)
Living Z (Lincoln) (Medium Density Residential/General Residential Zone)	Living 1 (Doyleston) (General Residential/Large Lot Residential)	Living 2A1 (Darfield)	Living 1 (Kirwee)
Living Z (Prebbleton) (Medium Density Residential/General Residential)	Living 1 (Leeston) (General Residential/Large Lot Residential)	Living 2 (Dunsandel)	Living 1 (Lake Coleridge Village)
Living Z (Rolleston) (Medium Density Residential/General Residential)	Living XA (Leeston) (General Residential/Large Lot Residential)	Living 2 (Leeston)	Living 2 (Kirwee)
Living 1A	Living 1A1 (Lincoln)	Living 1A4 (Lincoln)	Living 2A (Kirwee)
Living WM Medium Density (West Melton) (Medium Density Residential/General Residential)	Living 1A (Lincoln)	Living X (Lincoln)	Living 1 (Sheffield)
	Living 1 (Prebbleton)	Living 2 (Lincoln)	Living 1A (Sheffield)
	Living 1A1 (Prebbleton)	Living 2 (Prebbleton)	Living 1 (Springfield)
	Living 1A2 (Prebbleton)	Living 2A (Prebbleton)	Living 1 (Springston)
	Living 1A3 (Prebbleton)	Living 2 (Blakes Road) (Prebbleton)	Living 1A (Springston)
	Living 1A4 (Prebbleton)	Living 1A (Prebbleton)	Living 2A (Tai Tapu)
	Living 1A5 (Prebbleton)	Living 2A (The Paddocks) (Prebbleton)	Living 1A (Tai Tapu)
	Living 1A6 (Prebbleton) (General Residential/Medium Density Residential)	Living 2	Living 1 (Waddington)
	Living 1 (Rolleston)	Living 2A	Living 1 (Whitecliffs)
	Living 1B (General Residential/Large Lot Residential)	Living 1B (West Melton)	

Medium Density Zone	General Residential Zone	Large Lot Residential Zone	Settlement Zone
	Living 1C (General Residential/Large Lot Residential)	Living 2 (West Melton)	
	Living 1 (Southbridge) (General Residential/Large Lot Residential)	Living 2A (West Melton)	
	Living 1 (West Melton) (General Residential/Large Lot Residential)	Living WM Low Density (West Melton)	
	Living X (Prebbleton)		

7.3 Recommended Zones

In forming a recommendation for the number and content of zones, consideration has been given to a number of factors including the availability of reticulated services (particularly wastewater), opportunities for intensification, location of zone to business activities and social infrastructure, core public transport routes, and character and amenity considerations. A broad framework has been developed to ensure that there are clear distinctions in terms of outcomes for each zone and that the application of the residential zones is consistent.

The potential application of each zone is set out in Table 7-2 and, as noted, more specific recommendations for each Living Zone are provided in Appendix D.

It is considered that further work may be required to refine certain details such as minimum allotment sizes for un-serviced sites and what business activities can be provided for in the Settlement Zone. This will require integration across the different workstreams.

Table 7-2: Broad Framework for Application of Recommended Zones

Zone	Potential Application	Comments
Medium Density Residential	Rolleston and Lincoln	Application adjacent to Key Activity Centres, core public transport routes and areas of Medium Density Development as a result of ODP provisions.
General Residential	Rolleston, Lincoln, Darfield*, Leeston and rural townships with a business zone	Applies to serviced (wastewater) areas.
Large Lot Residential	Rolleston, Lincoln, Darfield*, Leeston and rural towns with a business zone	Can apply to serviced and un-serviced sites.
Settlement	Small rural townships with no business zone and with commercial/community activities mixed with residential activities	Potential for the use of precincts to provide for commercial/industrial activities. Generally applies to un-serviced areas (wastewater).

*Further investigation with regard to the recommended zoning for townships without reticulated wastewater needs to be undertaken (e.g. Darfield).

8. Recommendations

Based on the assessments set out in the previous sections of this Report, a series of recommendations have been made. The recommendations are broken down into the following sections:

- matters which are significant to developing residential zones with distinctive character;
- broad geographical extent of the recommended zones;
- statements describing the amenity and character outcomes for the recommended zones; and
- outline of example provisions for the recommended zones.

8.1 Matters which are Significant to Developing Residential Zones with Distinctive Character

Table 8-1 sets out the matters that have been identified, in order to develop residential zones with distinctive character.

Two other matters that will impact significantly are the presence of non-residential activities within a zone and the form of any subdivision. These matters are being considered by other scopes of work within the Residential workstream. In relation to subdivision in particular street layout, landscaping, street trees and stormwater devices and frontage width all impact on character and amenity.

Table 8-1: Matters

Matter	Comment
Development	
Density	<p>Density rules are important in achieving a spacious character. However this needs to be balanced with providing intensification in areas close to Key Activity Centres, larger neighbourhood centres and core public transport routes.</p> <p>Currently the District Plan limits the number of dwellings/principal buildings to one per site. A resource consent is required to develop more than one dwelling on one site.</p> <p>If Council is looking to provide for infill housing, and if this is done as a permitted activity, standards will need to be developed to ensure the on-site amenity is maintained.</p>
Site coverage	<p>Site coverage is generally low when compared to the maximum allowed by the permitted standard across the areas assessed.</p> <p>The site coverage rule is important in controlling the overall dominance of buildings on smaller allotments. It is considered that the site coverage rule maintains the spacious character outcome set by the policy framework, by limiting the proportion of an allotment that can be developed.</p>
Setbacks and height to boundary	<p>It is considered that the setback of buildings and the placement of garages can have adverse effects on the character of a neighbourhood and the streetscape. The DCM Urban assessments outlined concerns regarding the placement of garages. It is recommended that garages are further set back from the dwelling/principal building in order to minimise their dominance.</p> <p>Side/rear setbacks and the height to boundary rules provide sunlight access and privacy for adjacent dwellings/principal buildings and minimise adverse effects on amenity values.</p>
Height	<p>The height of buildings is generally below eight metres within the areas assessed and there are very few double storey buildings within these areas.</p>

Matter	Comment
	The building height rule is important for controlling the overall dominance and shading of a building and minimising the adverse effects on amenity values for adjacent residents.
Landscaping and fencing	<p>The DCM Urban assessments found that sites which are not demarcated with high fencing and were landscaped with shrubs contributed positively to the overall streetscape.</p> <p>Conversely the presence of high fencing provides privacy for the residents, to the detriment of the streetscape.</p> <p>Careful consideration should be given to a rule restricting fences or limiting the height of fencing along the road boundary. It is also noted that a number of residents have concerns around privacy, securing their properties and providing play areas for small children and pets. These issues will need to be balanced. The RE005 workstream report recommends different rules for fences which are 50 per cent visually open for detached dwellings and not permitting fencing forward of the front line of the dwelling for duplex, terrace housing and low-level apartments.</p>

8.2 Broad Geographical Extent of Recommended Zones

Example mapping has been undertaken to provide the broad geographical extent of the recommended residential zones. These maps are set out in Appendix E for Rolleston, Lincoln and Prebbleton. These are based on the approach of rationalising the existing Living Zones into the recommended residential zones.

In order to give effect to Policy 6.3.7 of the RPS:

Intensification in urban areas of Greater Christchurch is to be focused around ... Key Activity Centres and neighbourhood centres commensurate with their scale and function, core public transport routes, mixed-use areas, and on suitable brownfield land.

it is recommended that opportunities be investigated to apply the Medium Density Residential Zone adjacent to Key Activity Centres and larger neighbourhood centres (such as Faringdon) which will enable intensification near employment and retail activities.

8.3 Example Provisions and Character and Amenity Statements.

Example provisions have been developed for each recommended residential zone. The basis for these are objectives and policies from other second generation plans that have adopted similar zone types. A table setting out relevant objectives and policies by recommended zone is attached at Appendix F.

It is recommended that strategic objectives and policies be developed in collaboration with the other workstreams such as business and rural. These provisions would establish the framework and hierarchy of the zones and guide where they applied.

Character outcomes statements have also been drafted and are based on the assessments undertaken in Section 4.5 of this Report and the National Planning Standards zone descriptions provided by Council. It is proposed that these form part of the zone descriptions for each of the zones, in order to assist with explaining the outcomes sought.

As discussed during the workshop on February 15, it is recommended that diagrams be included within the zone, to illustrate the outcomes sought. Examples of where diagrams could be used, include rules for height in relation to boundary, the measurement of height, set backs (which could also explain implementation on corner and rear sites) and outdoor living space. Diagrams assist with interpretation of the rules and can assist laypersons in interpreting District Plan rules.

The policy framework for each zone should incorporate the elements of these statements to ensure these outcomes are achieved through the development of District Plan rules and the assessment of resource consent applications.

8.3.1 Key Findings from Section 5

Recommendations were made in Section 5 of this Report with regard to the policy framework and rules for the proposed District Plan. In summary it was recommended that specific objectives and policies be

developed for each recommended zone that clearly differentiated the zones from each other. It was also recommended that prescriptive parameters be removed from policies and included as rules.

In terms of rules Section 5 recommended reducing the number of variation in allotment sizes, providing some flexibility in terms of site coverage for different typologies and linking fencing rules to the predominant housing typology.

8.3.2 Medium Density Residential

8.3.2.1 Character and Amenity Statement

This zone is designed to enable medium density residential development around Key Activity Centres or near a core public transport route.

The zone will provide for a range of residential dwellings to enable a choice of housing types e.g. detached and semi-detached dwellings, duplexes, town houses, terraced houses and infill development. Residential complexes may incorporate some areas of private open space with opportunities for landscaping. Density of development is usually higher, or intended to transition to be higher than that which normally applies to a general residential zone.

The dominant character of this zone is expected to be medium density built forms of up to 3 storeys (10 metres in height for low-rise apartments) with a residential net density of around XX-XX dwellings per hectare. The scale of development will be controlled to maintain the overall spacious character of the Selwyn District.

This zone primarily provides for residential activities in areas of urban residential character. This character is influenced by a mix of typologies, consisting of semi-detached and terrace housing adjacent to Key Activity Centres identified in the Selwyn 2031 Strategy, larger neighbourhood centres and core public transport routes. This zone promotes consolidation and intensification within existing townships, giving effect to a strategic direction of Selwyn 2031 of achieving a compact urban form.

Home occupations and small scale non-residential activities are provided to service the immediate and wider neighbourhood. Common non-residential activities include home businesses, pre-schools, small-scale health care centres (e.g. a doctors clinic), visitor accommodation and community facilities.

Amenity values are those associated with an urban residential character which consists of denser development. Setbacks from road boundaries will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the road reserve.

Subdivision layout, roads and walkways will be integral to the neighbourhood design with the aim to minimise the need for local vehicle trips. These networks will encourage active transport such as walking and cycling.

8.3.2.2 Example Medium Density Residential Objectives

Objective 1 A range of housing types and densities is available to meet the needs of the community.

Objective 2: The role, function and predominant character of the Medium Density Residential Zone is not compromised by non-residential activities.

Objective 3 Development provides quality on-site amenity for residents and adjoining sites and the street

Objective 4 Development contributes to good neighbourhood amenity

8.3.2.3 Example Medium Density Residential Policies

Policy 1 Enable a variety of housing types and densities including low-rise apartments, terrace housing and duplexes adjacent to Key Activity Centres, business zones, larger neighbourhood centres and core public transport routes.

Policy 2 Require buildings to achieve high quality on-site amenity by:

- a. ensuring a reasonable level of sunlight access and privacy is provided for;
- b. providing sufficient separation distances between buildings to avoid adverse enclosure and dominance effects;

- c. creating private, usable outdoor spaces of a sufficient size to maintain amenity for residents

Policy 3: Maintain the role, function and predominant character of the Medium Density Residential Zone by controlling the effects of:

- a. building height, bulk and location;
- b. site coverage and private outdoor living space;
- c. set backs from boundaries; and building recession planes.

Policy 4: Provide for non-residential activities that:

- a. support the social and economic well-being of the community;
- b. are in keeping with the with the scale and intensity of development anticipated within the zone;
- c. avoid, remedy or mitigate adverse effects on residential amenity; and
- d. will not detract from the vitality of the Business Zones

8.3.2.4 Example Medium Density Residential Standards

Note that these are examples only and will require further refinement through the District Plan Review process, taking into account findings and outcomes from various other scopes of work within the Residential workstream.

- Allotment size: 300m² – 400 m²;
- Density: 1 or 2 dwellings as a permitted activity. More by way of resource consent (restricted discretionary activity);
- Site coverage: 45 per cent (The RE005 report has recommended increasing this for duplex, terrace and apartment buildings from 50 to 55 per cent)
- Building height: 8 m (potentially 10m for 3 storeys, this is recommended for low-rise apartments as outlined in the RE005 report)
- Recession plane: 2.5 m (angle based on orientation of site)
- Setbacks: 3 m Front, 1 m Side, 1 m Rear (variation for garages in terms of set back from the road boundary. The RE005 report recommended allowing garages built on side/rear boundaries to avoid redundant unusable space being created. Retain common wall exception.
- Outdoor living space: minimum area 50 m² and a minimum dimension of 4 m (potential to enable part of the living space to be accommodated through balconies for potentially terrace and low-rise apartment developments)
- Fencing in the front yard should not be permitted forward of the front line of the dwelling, except where a north-facing outdoor living space is required in the front yard. In this instance, the front door should be readily visible from the street with access possible without having to access through a gate

8.3.3 General Residential

8.3.3.1 Character and Amenity Statement

This zone is designed to enable low density residential neighbourhood within established townships adjacent to the Medium Density Residential Zone or local centres in smaller townships.

The zone will provide for predominately detached residential dwellings and may include other low-moderate scale residential unit types including minor residential units, and infill development.

The dominant character of this zone is expected to be low density built forms of up to 2 storeys with a residential net density of around XX-XX dwellings per hectare. The scale of development will be controlled to maintain the overall spacious character of the Selwyn District.

This zone primarily provides for residential activities. Home occupations and small scale non-residential activities are provided for where they service the immediate and wider neighbourhood. Common non-

residential activities include home businesses, pre-schools, visitor accommodation and community facilities.

Amenity values are those associated with a low density residential character which consists of predominately detached dwellings. Setbacks from road boundaries will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the road reserve.

Subdivision layout, roads and walkways will be integral to the neighbourhood design with the aim to minimise the need for local vehicle trips. These networks will encourage active transport such as walking and cycling.

Allotments are to be connected to reticulated services such as wastewater.

8.3.3.2 Example General Residential Objectives

Objective 1 Development is in keeping with the neighbourhoods existing character of predominately low density development consisting of one or two storey dwellings

Objective 2: The role, function and predominant character of the General Residential Zone is not compromised by non-residential activities.

Objective 3 Development provides quality on-site amenity for residents and adjoining sites and the street

Objective 4 Development contributes to good neighbourhood amenity

8.3.3.3 Example General Residential Policies

Policy 1 Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.

Policy 2 Require buildings to achieve high quality on-site amenity by:

- a. ensuring a reasonable level of sunlight access and privacy is provided for;
- b. providing sufficient separation distances between buildings to avoid adverse enclosure and dominance effects;
- c. creating private, usable outdoor spaces of a sufficient size to maintain amenity for residents;

Policy 3 Maintain the role, function and predominant character of the General Residential Zone by controlling the effects of:

- a. building height, bulk and location;
- b. site coverage and private outdoor living space;
- c. set backs from boundaries; and building recession planes.

Policy 4: Provide for non-residential activities that:

- a. support the social and economic well-being of the community;
- b. are in keeping with the with the scale and intensity of development anticipated within the zone;
- c. avoid, remedy or mitigate adverse effects on residential amenity; and
- d. will not detract from the vitality of the Business Zones

8.3.3.4 Example Standards

Note that these are examples only and will require further refinement through the District Plan Review process, taking into account findings and outcomes for various other scopes of work within the Residential workstream.

- Allotment size: 600m² – 800 m²;
- Density: 1 or potentially 2 dwellings as a permitted activity. More by way of resource consent (restricted discretionary activity);

- Site coverage: 40 per cent
- Building height: 8 m
- Recession plane: 2.5 m (angle based on orientation of site)
- Setbacks: 4 m Front, 2 m Side, 2 m Rear (variation for garages in terms of set back from the road boundary. The RE005 report recommended allowing garages built on side/rear boundaries to avoid redundant unusable space being created.

8.3.4 Large Lot Residential

8.3.4.1 Character and Amenity Statement

This zone is designed to enable low density residential neighbourhoods, characterised by one house per site, one or two storeys in height and set on generous sized sections, surrounded by areas of private open space and garden/landscaping.

This zone will assist with providing a transition between residential and rural activities. This zone primarily provides for residential activities and small scale non-residential activities where the adverse effects on amenity values can be appropriately managed.

Amenity values are those associated with a low density residential character.

Allotments either have on-site servicing or are connected to reticulated services.

8.3.4.2 Example Large Lot Residential Objectives

Objective 1 Development maintains and is in keeping with the Districts spacious character, landscape qualities and natural features.

Objective 2: Development is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.

Objective 3: The role, function and predominant character of the Large Lot Zone is not compromised by non-residential activities.

Objective 3 Development provides quality on-site amenity for residents and adjoining sites and the street

8.3.4.3 Example Large Lot Residential Policies

Policy 1 Require large minimum allotments sizes and limit the scale and intensity of development to ensure that:

- sites are able to accommodate on-site wastewater treatment and disposal; and
- development will be in keeping with any landscape qualities or natural features;

Policy 2: Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.

Policy 3: Require development to be of a height and bulk and have sufficient set backs and open space to maintain and be in keeping with the spacious character of the District.

Policy 4: Provide for non-residential activities that:

- support the social and economic well-being of the community;
- are in keeping with the scale and intensity of development anticipated within the zone;
- avoid, remedy or mitigate adverse effects on residential amenity; and
- will not detract from the vitality of the Business Zones or Townships

8.3.4.4 Example Large Lot Residential Standards

Note that these are examples only and will require further refinement through the District Plan Review process, taking into account findings and outcomes for various other scopes of work within the Residential workstream.

Allotment size: 1,000 – 2,000 m² (Further refinement required regarding servicing (particularly wastewater), larger allotment size would apply to un-serviced areas.)

Density: 1 dwelling

Site coverage: 30 per cent and a threshold in m²

Building height: 8 m

Recession plane: 2.5 m (angle based on orientation of site)

Setbacks: 6 m Front, 2 m Side, 2 m Rear.

8.3.5 Settlement

It is considered that this zone will require further refinement with inputs from the rural and business workstreams required in order to develop the provisions.

This zone primarily provides for residential activities in the form of low density development and a mix of commercial, light industrial and community activities located that support a small settlement and surrounding rural area. It is typically applied to reflect historical small settlements.

Development maintains the surrounding rural character.

Given the range of activities provided for there may be environmental effects (e.g. noise, dust, odour, traffic) which will require management.

Allotments either have on-site servicing or are connected to reticulated services.

8.3.5.1 Example Settlement Objectives

Objective 1 Development maintains and is in keeping with the Districts rural and spacious character, landscape qualities and natural features.

Objective 2: Development in the Settlement Zone is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.

Objective 3: Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the township.

8.3.5.2 Example Settlement Policies

Policy 1 Require minimum allotment sizes and limit the scale and intensity of development for un-serviced sites to ensure that:

- a. sites are able to accommodate on-site wastewater treatment and disposal; and
- b. development will be in keeping with any landscape qualities or natural features; and
- c. development will not exacerbate any physical limitations such as land instability.

Policy 2 For serviced sites, the scale and intensity of development, including minimum site sizes, ensures that:

- a. development will be in keeping with any landscapes qualities or natural features; and
- b. development will not exacerbate any physical limitations such as land instability.

Policy 3: Require development to be of a height and bulk and have sufficient set backs and open space to maintain and complement the rural and spacious character of the District.

Policy 3: Enable non-residential activities that:

- a. support the social and economic well-being of the community;
- b. are in keeping with the scale and intensity of development anticipated within the zone; and
- c. avoid, remedy or mitigate adverse effects on residential amenity.

8.3.5.3 Example Settlement Standards

Possible standards for this zone may include: (Note that these are examples only and will require further refinement through the District Plan Review process, taking into account findings and outcomes for various other scopes of work within the Residential workstream).

Allotment size: ,600 m² – 2,000 m² (requires refinement based on servicing)

Density: 1 dwelling

Site coverage: per cent and threshold in m²

Building height: 8 m

Recession plane: 2.5 m (angle based on orientation of site)

Setbacks: 6 m Front, 2 m Side, 2 m Rear.

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9. Conclusion

The character and amenity assessments articulate the values and characteristics such as setbacks, height and fencing that are important for determining the character and amenity of Selwyn's townships. These assessments, and the higher order planning documents were used evaluate the District Plan's objectives policies and methods to determine their effectiveness of in achieving the intended character and amenity outcomes. It was found that District Plan provisions are largely achieving the outcomes sought. However, it was noted that specific actions in the Selwyn 2031: District Development Strategy and recommendations of the 2012 review⁷ of the Living 1 and X Zone allotment sizes recommended simplifying the density provisions of the District Plan.

As a result of the zone rationalisation process, it is recommended that the existing 72 Living Zones be rationalised into four zones. This recommendation is in keeping with Council's desire for a zoning framework which is simple and that follows a hierarchy based on intensity and activities, while also allowing for variations by way of a precinct method where warranted.

Based on the character and amenity assessments and the review of the effectiveness of the policy framework, matters which are important in maintaining character and amenity were identified. These matters have been incorporated into draft character statements and considered in the example provisions provided for each of the recommended residential zones. These example provisions form an initial framework for the residential zones and reflect recommendations of other workstream (e.g. RE004 for housing typologies and RE005 for recommended standards). They are designed to enable a range of housing types, to ensure that clear outcomes are stipulated for each zone and that there are clear differences between the zones.

It is recommended in the next stage of the work, that the servicing capacity of townships in terms of wastewater and potable water is investigated to ensure that the infrastructure can provide for the additional density enabled through the recommended zones.

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⁷ Planit Associates, Review of Living 1 and X Zone Allotment Sizes, 2012

Appendices

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Appendix A Stocktake of Provisions

Table A1 - Provisions Relating to Character and Amenity as at 1 November 2017

Provisions/Zone	Rule Reference	Summary	Full Provision						
Lot Size	Table C12.1	Minimum or average lot size	Refer to Table A2 below.						
Buildings and Landscaping	Rule 4.2.1	Area between road and principal building must be landscaped	4.2.1 Except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and <ul style="list-style-type: none">Planted in lawn, and/orPaved or sealed, and/orDressed with bark chips or similar material.						
Buildings and Building Density	Rule 4.6.1	No more than two buildings are permitted	4.6.1 The erection on an allotment (other than a site at Castle Hill) of not more than either: One dwelling and one family flat up to 70m ² in floor area; or One principal building (other than a dwelling) and one dwelling, shall be a permitted activity, except that within a comprehensive residential development within a Living Z Zone, more than one dwelling may be erected on the balance lot prior to any subsequent subdivision consent that occurs after erection of the dwellings (to the extent that the exterior is fully closed in).						
Buildings and Site Coverage	Rule 4.7.1	Maximum site coverage	4.7.1 Except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity. Site coverage shall be calculated on the net area of any allotment and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.						
Buildings and Building Height	Rule 4.8.1	Building height no more than 8 metres	4.8.1 The erection of any building which has a height of not more than 8 metres shall be a permitted activity.						
Buildings and Building Position	Rule 4.9.1	Recession plane based on building orientation	4.9.1 Except in Rule 4.9.1.1 and Rule 4.9.1.2, the construction of any building which complies with the Recession Plane A requirements set out in Appendix 11						
	Rule 4.9.2	Dwellings shall be setback X metres from the road	4.9.2 Except as provided in Rules 4.9.3 to Rules 4.9.33, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below: Table C4.2 <table><tr><th>Building Type</th><th>Internal</th><th>Road (or shared access)</th></tr><tr><td></td><td></td><td></td></tr></table>	Building Type	Internal	Road (or shared access)			
Building Type	Internal	Road (or shared access)							

Provisions/Zone	Rule Reference	Summary	Full Provision																											
			<table><tr><th></th><th></th><th>where specified)</th></tr><tr><td>Dwelling or principal building</td><td>2 m</td><td>4 m</td></tr><tr><td>Garage: Wall length 7m or less and vehicle door faces road or shared access</td><td>1 m</td><td>5.5 m</td></tr><tr><td>Garage: Wall length 7m or less and vehicle door faces internal boundary</td><td>1 m</td><td>2 m</td></tr><tr><td>Garage: Wall length greater than 7m and Vehicle door faces road or shared access</td><td>2 m</td><td>5.5 m</td></tr><tr><td>Garage: Wall length greater than 7m and Vehicle door faces internal boundary</td><td>2 m</td><td>4 m</td></tr><tr><td>Accessory Building with wall length not more than 7m</td><td>1 m</td><td>2 m</td></tr><tr><td>Accessory Building with wall length greater than 7m</td><td>2 m</td><td>4 m</td></tr><tr><td>Utility Structures</td><td>0 m</td><td>0 m</td></tr></table>			where specified)	Dwelling or principal building	2 m	4 m	Garage: Wall length 7m or less and vehicle door faces road or shared access	1 m	5.5 m	Garage: Wall length 7m or less and vehicle door faces internal boundary	1 m	2 m	Garage: Wall length greater than 7m and Vehicle door faces road or shared access	2 m	5.5 m	Garage: Wall length greater than 7m and Vehicle door faces internal boundary	2 m	4 m	Accessory Building with wall length not more than 7m	1 m	2 m	Accessory Building with wall length greater than 7m	2 m	4 m	Utility Structures	0 m	0 m
					where specified)																									
			Dwelling or principal building	2 m	4 m																									
			Garage: Wall length 7m or less and vehicle door faces road or shared access	1 m	5.5 m																									
			Garage: Wall length 7m or less and vehicle door faces internal boundary	1 m	2 m																									
			Garage: Wall length greater than 7m and Vehicle door faces road or shared access	2 m	5.5 m																									
			Garage: Wall length greater than 7m and Vehicle door faces internal boundary	2 m	4 m																									
			Accessory Building with wall length not more than 7m	1 m	2 m																									
			Accessory Building with wall length greater than 7m	2 m	4 m																									
			Utility Structures	0 m	0 m																									
*Refer to site specific setback provisions in Table A-4.																														
	Rule 4.9.7	Common wall exception	4.9.7 Buildings may be sited along an internal boundary of the site if the building shares a common wall with another building																											
Buildings and Streetscene	Rule 4.13.1 and Rule 4.13.2	Fences adjoining the street shall be no more than 1 metre in height	<p>For all residential development located within the Lowes Road Outline Development Plan area (Appendix 34) or the High Street, Southbridge Outline Development Plan area (Appendix 45) or a Living Z zone</p> <p>4.13.1 That any fence between the front façade of the dwelling and the street boundary or Private Right of Way or shared access over which an allotment has legal access which is parallel or generally parallel to that boundary shall be a maximum height of 1m. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m.</p>																											

Provisions/Zone	Rule Reference	Summary	Full Provision
			4.13.2 Any other fence shall be a maximum height of 1m if it is located within 3m of the street boundary or Private right of Way or shared access over which allotment has legal access.

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Table A2: Specific Zone Density Provisions as at 1 November 2017 (Refer Section C12 of the SDP Township Volume)

Zone	Average Lot Size (m ²) (Not Less Than)	Minimum Lot Size (m ²)	Other comments
Living 1A (Rolleston)		300	
	500	350	
Living 1A3 (Lincoln)			
Living 1 (Darfield); Living X (Darfield) (Deferred); Living 1 (Doyleston); Living 1 (Leeston); Living XA (Leeston); Living 1 (Lincoln); Living 1A1 (Lincoln); Living 1A2 (Lincoln); and Living 1 (Southbridge)	650		Some zones have minimum lot requirements or averaging rules.
Living 1 (Rolleston)	750		
Living 1 (Coalgate); Living 1 (Dunsandel); Living 1 (Glenntunnel); Living 1 (Hororata); Living 1 (Kirwee); Living 1 (Lake Coleridge Village); Living 1 (Prebbleton); Living 1A1 (Prebbleton); Living 1A2 (Prebbleton); Living 1A3 (Prebbleton); Living 1A4 (Prebbleton); Living 1A5 (Prebbleton); Living X (Prebbleton); Living 1 (Rakaia Huts); Living 1 (Sheffield); Living 1A (Sheffield); Living 1 (Springfield); Living 1 (Springston); Living 1A (Springston); Living 1A (Tai Tapu); Living 1 (Waddington); and Living 1 (Whitecliffs)	800		A number of zones note the size needed for on-site effluent disposal.
Living 1A (Lincoln)	850		Minimum of 31 lots for any subdivision plan

Zone	Average Lot Size (m ²) (Not Less Than)	Minimum Lot Size (m ²)	Other comments
Living 1 (West Melton)	1,000		
Living 1B (Rolleston)	1,250	750	
Living 1A4 (Lincoln)	1,500		
Living X (Lincoln); and Living 1C (Rolleston)	2,000	1,000	Minimum Lot Size applies to Living 1C (Rolleston) only
Living 1B (West Melton)	2,800		
Living 2 (Lincoln)	3,000		
Living 2 (Darfield); Living 2 (Darfield) (Deferred); Living 2 (Leeston); Living 2A (Leeston); Living 2 (Prebbleton); Living 2A (Prebbleton); Living 2 (Rolleston); Living 2A (Tai Tapu); and Living 2 (West Melton)	5,000	4,000	
Living 2 (Coalgate); Living 2A (Darfield) (Deferred); Living 2 (Dunsandel); Living 2 (Kirwee); Living 2A (Kirwee); and Living 2A (Rolleston)	10,000		2ha for lots along the Northern and Eastern boundaries of the zone that abuts a Rural Zone in the Living 2A (Kirwee)
Living 2A (The Paddocks) (Prebbleton)	15,000		
Living 2A1 (Darfield)	20,000		
Living 1 (Leeston) (Deferred) Living 2 (Leeston) (Deferred)			4 ha until deferral lifted, then 650m ² in Living 1 4 ha until deferment lifted, then 5,000m ² in Living 2.
Living Z (Lincoln)			Low Density: Average allotment size of 600m ² and a minimum individual allotment size of 500m ² Medium Density (Small-lot): Maximum average allotment size of 500m ² , with a minimum individual allotment size of 400m ² Medium Density (Comprehensive): Maximum average allotment size of 350m ² , with no minimum site size. – Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be

Zone	Average Lot Size (m ²) (Not Less Than)	Minimum Lot Size (m ²)	Other comments
			<p>located within Medium Density areas as identified on the ODPs - Appendix 37; and</p> <p>– Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.</p> <p>Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 37 of the township volume of the District Plan.</p>
Living Z (Prebbleton)			<p>Low Density: Average allotment size of 700m² with a minimum individual allotment size of 550m²</p> <p>Medium Density (Small-lot): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²</p> <p>Medium Density (Comprehensive): Maximum average allotment size of 350m², with no minimum site size.</p> <p>– Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 42; and</p> <p>– Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.</p> <p>Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 42 of the township volume of the District Plan.</p>
Living 1A (Prebbleton)			<p>Area A: 1,250m²; Area b: 1,000m² Area C: 800m²</p> <p>In all cases development shall proceed in accordance with the ODP contained in Appendix 19 and shall achieve a minimum net density of 8 households/per hectare once the entire site has been developed. 2,000m² shall apply to the balance of the zone.</p>

Zone	Average Lot Size (m ²) (Not Less Than)	Minimum Lot Size (m ²)	Other comments
Living 1A6 (Prebbleton)			<p>Area A: 1000m² minimum net allotment area; Area B: 600m² minimum net allotment area and 900m² maximum net allotment area; Area C: 550m² minimum average allotment area and 450m² minimum net allotment area; and</p> <p>In all cases development shall proceed in accordance with the ODP and shall achieve a minimum density of 10 lots/ha once the entire site has been developed.</p>
Living Z (Rolleston)			<p>Low Density: Average allotment size of 650m² with a minimum individual allotment size of 550m² Medium Density (Small-lot): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²</p> <p>Medium Density (Comprehensive): Maximum average allotment size of 350m², with no minimum site size.</p> <ul style="list-style-type: none"> – Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 38; and – Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. <p>Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 38 of the township volume of the District Plan.</p>
Living WM Medium Density (West Melton)		Minimum lot area of 500m ² and maximum lot area of 3000m ²	
Living WM Low Density (West Melton)		Minimum lot area of 3000m ² and maximum lot area of 5000m ²	
Living 2A (West Melton)		Maximum number of allotments is 10, and	

Zone	Average Lot Size (m ²) (Not Less Than)	Minimum Lot Size (m ²)	Other comments
		a minimum allotment size of 1 ha.	

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Table A3: Specific Building/Site Coverage Provisions as at 1 November 2017

Zone		Coverage
Living 1	Including garage	40%
	Excluding garage	40% minus 36m ²
	Emergency Services only	50%
Living 1A	Castle Hill	40%
Living 1A3	Lincoln	45%
Living 1A4	Lincoln	40%
Living Z	Including Garage	40%
	Excluding garage	40% minus 36m ²
	Medium Density	Including garage 40% Excluding garage 40% minus 18m ²
	Comprehensive Medium Density	50% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.
Living 1A2	Prebbleton	40%
Living 1A5	Prebbleton	40% For comprehensive residential development, site coverage shall be applied over the whole Living 1a5 Zone
Living 1A6	Prebbleton	40%
Living WM	Including garage	40%
	Excluding garage	40% minus 36m ²
	Emergency Services only	50%
Living 2 (all townships not otherwise listed) and Living 2a (Blakes Road, Prebbleton)	Including garage	Lesser of 20% or 500m ²
	Excluding garage	Lesser of 20% minus 36m ² or 500m ² minus 36m ²
	Emergency Services only	40%
Living 2A	Prebbleton and West Melton	10% and a maximum additional area in hardsurfacing of 10%
	Emergency Services only	40%
Living 2A1	Darfield	10% and a maximum additional area in hardsurfacing of 10%
	Emergency Services only	40%

Table A4: Specific Setback Provisions

Location	Setback Provision							
Setbacks from State Highways and internal noise levels	4.9.3	Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and Appendix 40, and ODP Area 3 and ODP Area 8 in Rolleston, and the Living 2A Zone in Darfield, as identified in the Outline Development Plan in Appendix 47, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes shall be located no closer than 40m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater.						
	4.9.4	Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and Appendix 40, and ODP Area 3 and ODP Area 8 in Rolleston, and the Living 2A Zone in Darfield, as identified in the Outline Development Plan in Appendix 47, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes within 100m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater shall have internal noise levels from road traffic that do not exceed the limits set out below with all windows and doors closed.						
		<table><tr><td></td><td>24 hours</td></tr><tr><td>Within Bedrooms</td><td>35 dBA (Leq 24 hour)</td></tr><tr><td>Within Living Area Rooms</td><td>40 dBA (Leq 24 hour)</td></tr></table>		24 hours	Within Bedrooms	35 dBA (Leq 24 hour)	Within Living Area Rooms	40 dBA (Leq 24 hour)
		24 hours						
	Within Bedrooms	35 dBA (Leq 24 hour)						
	Within Living Area Rooms	40 dBA (Leq 24 hour)						
	Note: Living Area rooms means any room in a dwelling other than a room used principally as a bedroom, laundry, bathroom, or toilet.							
4.9.5	In the Living 2A Zone at Darfield, as identified in Appendix 47, any dwelling, family flat and any rooms within accessory buildings used for sleeping or living purpose shall be located no closer than 20m from the edge of the sealed carriageway of State Highways.							
4.9.6	In the Living 2A Zone at Darfield, as identified in Appendix 47, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes within 80m from the edge of the sealed carriageway of State Highways shall be required to comply with the internal noise guidelines outlined in AS/NZS2107:2000.							
Castle Hill	4.9.8	Buildings or structures shall be setback not less than 6m from the south eastern boundaries of Lots 1 and 2 DP 22544 in the Living 1A Zone at Castle Hill Village.						
	4.9.9	Buildings or structures shall be setback not less than 1.5 metres from all internal and road boundaries within the Living 1A Zone at Castle Hill, except that:						
	4.9.9.1	Along the Living 1A Zone boundaries the minimum setback shall be 3 metres; and						
	4.9.9.2	Where an internal boundary is also the boundary of a reserve (other than a road reserve) exceeding 1 metre in width or of an access lot or right of way there shall be no minimum setback.						
Prebbleton	4.9.10	Any building in the Living 1A Zone at Prebbleton shall be setback from the road boundary of Trices Road by not less than 10 metres. The 10 metre area shall be landscaped.						

Location	Setback Provision
	<p>4.9.11 Any building shall be setback not less than 6 metres from the north east or north west zone boundaries of the Living 1A2 Zone at Prebbleton.</p> <p>4.9.12 Any dwelling shall be setback not less than 3 metres from an internal boundary in the Living 1A2, 1A3 and 1A4 Zones in Prebbleton.</p> <p>4.9.13 For the Living 1A6 Zone in Prebbleton, no dwelling shall be sited within 5m of the north western common boundary with the Kingcraft Drive Existing Development Area, as identified in the ODP contained in Appendix 19.</p> <p>4.9.14 Any dwelling in the Living 2A Zone in Prebbleton shall have:</p> <p>4.9.14.1 A setback from any internal boundary other than the southern zone boundary of not less than 6 metres.</p> <p>4.9.14.2 A setback from the southern zone boundary of not less than 20 metres.</p> <p>4.9.15 Any dwelling shall be set back not less than 15 metres from the north eastern boundary of the Living 2A (Blakes Road) Zone.</p> <p>4.9.16 Any dwelling shall be set back not less than 48.2m from the north eastern zone boundary of the Living 2A Zone in Prebbleton, as identified in Appendix 19.</p>
West Melton	<p>4.9.20 Any dwelling within the area shown in Appendix 20 (Living 1B and Living 2 zones) or Appendix 20A (Living WM Zone) shall be set back at least 40 metres from State Highway 73.</p> <p>4.9.21 Any dwelling in the Living 2A Zone at West Melton shall have:</p> <p>4.9.21.1 A setback from any internal boundary of not less than 6 metres</p> <p>4.9.21.2 A setback from any road boundary of not less than 10 metres.</p>
Leeston	<p>4.9.22 Any dwelling in the Living 2A Zone at Leeston shall have a setback from any Business Zone boundary of not less than 20 metres.</p>
Small Lot Medium Density areas located within an Outline Development Plan	<p>4.9.23 Any dwelling or principal building shall be set back a minimum of 3m from any road boundary, with the exception of any comprehensive development within the Medium Density area of Lincoln ODP 7 where any dwelling or principal building shall be set back a minimum of 2m from any road boundary</p> <p>4.9.24 Where an allotment has legal access to a private Right of Way or shared access, any dwelling or principal building on that allotment shall be set back a minimum of 3m along the entire length of the boundary with that private Right of Way or shared access, with the exception of Medium Density area of Lincoln ODP 7 where any dwelling or principal building on that allotment shall be set back a minimum of 2m.</p> <p>4.9.25 Any garage where a vehicle door faces the road, a private Right of Way or shared access shall be set back a minimum of 5.5m from the road boundary, private Right of Way, or shared access.</p>

Location	Setback Provision
	<p>4.9.26(a) No garage or accessory building is to be located between the front façade of the dwelling and the road boundary, or the rear service lane by which the allotment is accessed, where the lot does not have any other frontage to a public road.</p> <p>4.9.26(b) If the site has a net area of less than 430m², garages with a total vehicle door width greater than 3m are to be accessed off a rear service lane only. (This rule does not apply to lots that gained subdivision consent prior to 30th June 2014). Please refer to the Medium Density guide for examples on garaging.</p> <p>4.9.27 Any dwelling or principal building, excluding garages or accessory buildings, shall be set back a minimum of 2m from any internal boundary. Buildings may however be sited along an internal boundary if the building shares a common wall with another building on an adjoining site.</p> <p>4.9.28 No set back is required for any garage or accessory building from an internal boundary, provided that the total length of garages or accessory buildings adjacent to the internal boundary do not exceed 7m and provided those garages or accessory buildings comply with a 45 degree recession plane measured from 2.5m above ground level at the boundary, except when the site is on the boundary of a low density area or another Living zone, in which case Rule 4.9.2 applies</p> <p>4.9.29 All balconies at first floor level and above may only be located in a façade that faces a road boundary or an internal boundary shared with land vested or designated with Council for stormwater, recreation or esplanade reserve/ strip purposes</p> <p>4.9.29.1 Any windows at first floor level or above must: Face a road boundary, or an internal boundary shared with land vested or designated with Council for stormwater, recreation or esplanade reserve/ strip purposes; or Be set back a minimum of 10m from an internal boundary; or Have a sill height of at least 1.6m above internal floor level; or Be obscure glazed, and either non-opening or top- hinged, and be associated with a bathroom, toilet, or hallway.</p>
Setback from Lincoln Sewerage Treatment Plant	4.9.32 Any dwelling in the Living 1A and Living Z Zone at Lincoln shall be setback not less than 150 metres from the boundary of the area designated for the Lincoln Sewage Treatment Plant, as identified on Planning Maps 122 and 123.
Lincoln	<p>4.9.33 Within the Living Z zone at Lincoln, ODP Area 5, Appendix 37, no dwelling or principal building shall be constructed within 50m of the Landscape Buffer located at the northern end of the Business 2B zone until appropriate noise attenuation measures, as determined by a suitably qualified noise expert and designed to achieve the noise standards contained in Rule 22.4.1.6 have been constructed.</p> <p>4.9.34 Within the Living 3 Zone at Lincoln shown on ODP Area 8, Appendix 37, no dwelling or principal building shall be constructed within 50m of the Business 2B Zone boundary</p>
Rolleston	4.9.35 In ODP Area 3 and ODP Area 8 in Rolleston, no dwellings shall be located closer than 40m (measured from the nearest painted edge of the carriageway) from State Highway 1

Location	Setback Provision
	<p>4.9.36 In ODP Area 3 and ODP Area 8 in Rolleston, for any dwelling constructed between 40m and 100m (measured from the nearest painted edge of the carriageway) from State Highway 1: Appropriate noise control must be designed, constructed and maintained to ensure noise levels within the dwelling meet the internal design levels in AS/NZS2107:2000 (or its successor) – 'Recommended design and sound levels and reverberation times for building interiors'</p> <p>Prior to the construction of any dwelling an acoustic design certificate from a suitable qualified and experienced consultant is to be provided to Council to ensure that the above internal sound levels can be achieved.</p> <p>4.9.37 Any building in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 and Appendix 40) shall be set back at least: i) 15 metres from any road boundary except that on corner lots a minimum setback of 10m applies to one road boundary; ii) 5 metres from any other boundary</p> <p>4.9.38 Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes, and any internal areas associated with noise sensitive activities in the Living 3 Zone at Rolleston (as shown on the Outline Development in Appendix 39) shall be setback at least 80m from State Highway 1. For the purposes of this rule, noise sensitive activities means any residential activity, travellers accommodation, educational facility, medical facility or hospital, or other land use activity, where the occupants or persons using such facilities may be likely to be susceptible to adverse environmental effects or annoyances as a result of traffic noise from State Highway 1 over its location.</p> <p>4.9.39 Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 (Holmes Block) located outside the 'Odour Constrained Area' as shown in Appendix 40 (Skellerup Block)).</p>
Special Character Low Density Areas (Living 1C zoning)	<p>4.9.40 In Living 1C zoned areas, buildings shall have a setback from the road boundary of not less than 6m.</p> <p>4.9.41 Dwellings and family flats shall be positioned at least 6m from any existing dwelling or family flat (or footprint of a planned dwelling or family flat for which a building consent has been granted within the previous 2 years). An exception is where family flats are attached to the principal dwelling</p>
Darfield	<p>4.9.43 In the Living 2 zone identified in Appendix 41A at Darfield, no additional dwellings shall be erected within the 60dB noise contour area shown on the Outline Development Plan.</p> <p>4.9.44 In the Living 2 zone identified in Appendix 41A at Darfield, the following shall apply: (i) All habitable space excluding bedrooms, within the new dwellings erected outside the 60dB noise contour shown on the Outline Development Plan will be designed, constructed and maintained to achieve a design noise level of 35 dB LAFmax from noise generated by outdoor shooting activities at the Darfield Gun Club (located on the site legally described as RES 1511 BLK XI Hawkins SD).</p>

Location	Setback Provision
	<p>(ii) Primary outdoor living areas associated with any new residential dwelling must be screened from the Darfield Gun Club noise to achieve a noise level not exceeding 50 dB LAFmax.</p> <p>(ii) Prior to the construction of any dwelling, certification of compliance with 4.9.44 (i) and (ii) shall be confirmed in writing to the Council's Planning Manager by a suitable qualified and experienced acoustic expert.</p> <p>These rules shall only apply until such time as the Darfield Gun Club (located on the site legally described as RES 1511 BLK XI Hawkins SD) ceases to operate outdoor shooting activities at the corner of Creyke and Telegraph Roads.</p>

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Appendix B Character and Amenity Assessment Template

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RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

DESKTOP STUDY

AREA: TOWN / AREA1 TYPICAL LOT SIZE: FRONT YARDS:

ZONES: DENSITY (H/Ha): SIDE YARDS:

TYPICAL AGE: SITE COVERAGE: REAR YARDS:

STREET PATTERN: STREET FUNCTION (AS
PER APPENDIX 13) /
TYPICAL STREET
WIDTH: STREET TREES:

TYPICAL BUILDING HEIGHT (STOREYS AND ESTIMATE OF HEIGHT TO THE EAVE/GUTTER):

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS AND DETAILING (INCLUDE
MATERIALS/DETAILING THAT MAY BE INCLUDED IN COVENANTS):

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

FENCING (TYPICAL)

PHOTO 1: TYPICAL STREET SCENE

PHOTO 2: TYPICAL HOUSE TYPE

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PHOTO 3: TYPICAL HOUSE TYPE

PHOTO 4: TYPICAL FRONT YARD / GARAGE

PHOTO 5: TYPICAL LANDSCAPE TREATMENT

PHOTO 1: TYPICAL FENCING

Appendix C Character and Amenity Assessment

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RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

CHARACTER SUMMARY



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM



SUMMARY OF ANALYSIS

DCM Urban was engaged to carry out an assessment of the Character and Amenity present in the residential areas of Selwyn District. The aim was to assess the defining character of each residential area by identifying key elements contributing to their character and how these may be grouped with similar areas in other towns. Six main categories assessed were frontage treatment, garage configuration, setbacks, house type+height, site coverage and lot size. These were chosen as variables to compare and contrast the character of each residential area to define their key character attributes. Once assessed, each township was grouped in relation to each category. It was apparent there was a strong correlation between age, configuration of sections, and materials. Modern housing tended to be located closer to the front of the section, with an attached garage, while older housing tended to be set back further with detached accessory buildings. The four categories were developed, based on common character traits, being: Suburban Modern; Suburban Established; Township Modern; and Township Established. There was a correlation between these character types and the 2031 Township networks, where District and Sub District Centres tended to have Suburban Character, while those located in Service, and Rural townships tended to have a Township Character.

SUBURBAN MODERN	SUBURBAN ESTABLISHED	TOWNSHIP MODERN	TOWNSHIP ESTABLISHED	
Lincoln 2	Prebbleton 1	Darfield 3	Coalgate	Leeston 1
Prebbleton 2	Rolleston 1	Kirwee 2	Darfield 1	Lincoln 1
Rolleston 2	Springston	Kirwee 3	Darfield 2	Sheffield
Rolleston 3		Leeston 2	Doyleston	Southbridge
		West Melton 2	Dunsandel	Springfield
		West Melton 3	Glentunnel	Springston
			Hororata	West Melton
			Kirwee 1	Whitecliffs

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ASSESSMENT CRITERIA

The following criteria analyzes the configuration and form of each township by assessing;

FRONTAGE TREATMENT

1. Open frontage treatment, limited planting / screening
2. Open or low fence, some planting
3. Fully fenced

GARAGE CONFIGURATION

1. In the front yard, visually dominant
2. Rear yard, fully detached

SET BACKS

1. Setbacks are less than 4 metres
2. Set backs are typically 4-6 metres
3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

1. Modern, permanent material
2. Mix, no consistent type
3. Pre-1980's, typically timber and/or brick

SITE COVERAGE

1. 35 - 40%
2. Less than 30%

LOT SIZE

1. Less than 1,000m²
2. 1,000m² or more

CHARACTER TYPES

Each of the residential areas has been categorized into their respective character types, based upon their location, size, and type of township. They are as follows:



1. **Suburban Modern:** Generally located in District Centres or Sub District Centres. The dwellings typically have smaller front setbacks (2-6 metres generally) but with an open character (no fencing), plants are commonly juvenile, and there are few established trees. Houses are constructed from modern materials and generally have a high level of stewardship. Garages are generally attached to the main dwelling allowing for internal access and are visually prominent. Lot sizes are typically less than 1,000m² with a site coverage between 30-40%. In regard to the assessment matters to the left, Suburban Modern scored predominantly 1's.



2. **Suburban Established:** Generally found in older areas of District and Sub District Centres. Frontage treatments include larger setbacks greater than 6m with a mix of open and fully fenced. There is a greater occurrence of fencing than Suburban Modern. Garages are generally detached and located at the rear of the section. Planting is established, and there are more established trees than in Suburban Modern area. Houses are a mix of materials but greater use of weatherboards. Lot sizes are typically less than 1,000m² with site coverage being 30-35%. Typically, these areas score 1's but with some 2 and 3's recorded.



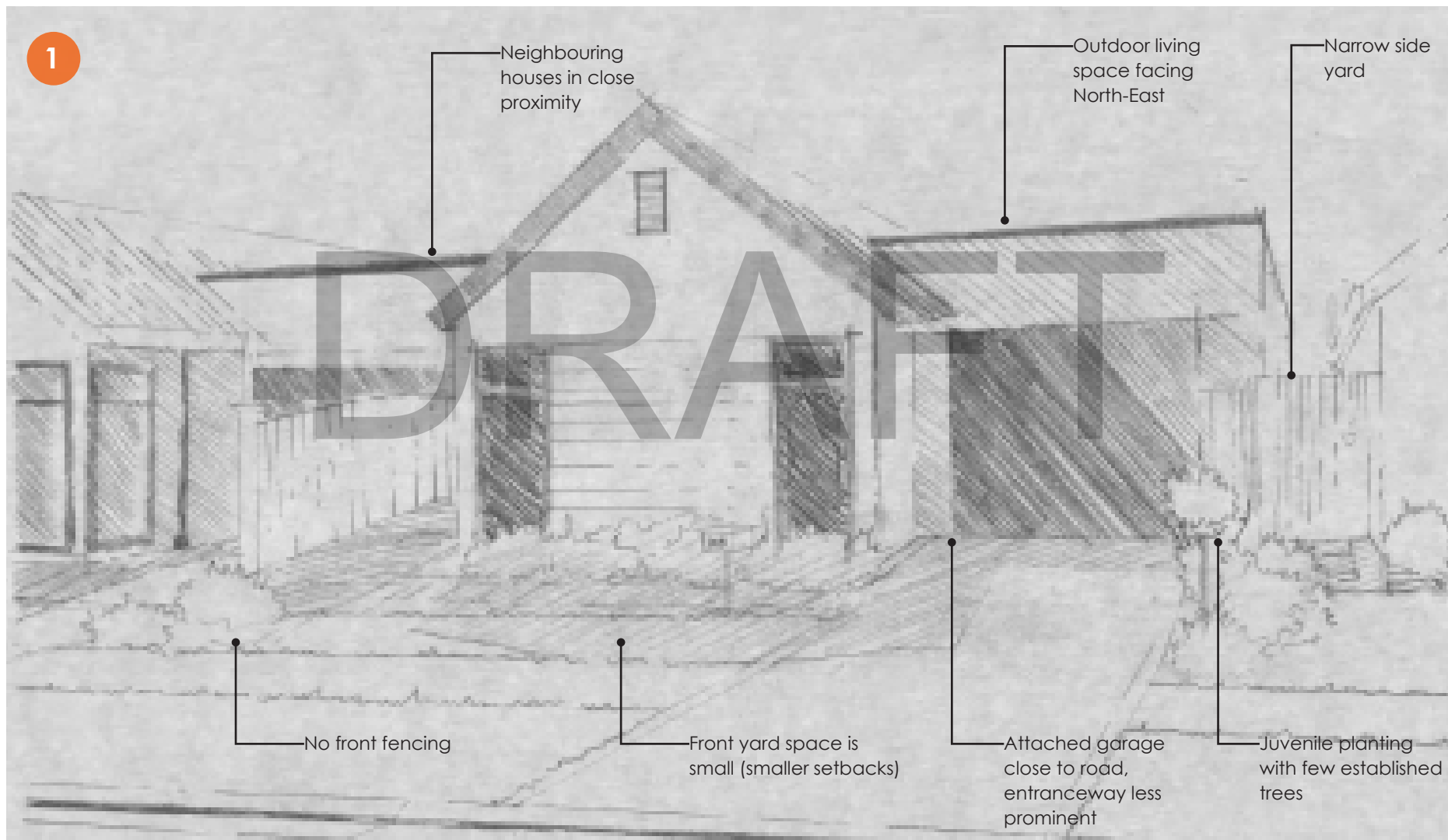
3. **Township Modern:** Generally found in Service or Rural Townships, these dwelling tend to be located on large lifestyle blocks, or in small isolated rural subdivisions with large setbacks in excess of 6m. Planting is less established, and there are few established trees. Materials are modern, with garages equally detached or attached depending on the section size. Lot sizes are 1,000m² or larger and site coverage is below 30%, often between 10 and 20%. Typically, these areas score predominantly 2's.



4. **Township Established:** Generally located in the older areas of Service and Rural Townships, these dwellings often have open, large front setbacks with either open style fencing, hedging, or nothing at all on the front boundary. Garages are generally detached, and houses often have front porches or verandahs. Materials are mostly timber weatherboard, or red brick and there is a higher amount of established plants and tree species present. Lot sizes are typically around 1,000m² or larger, as a result of many of the dwellings being on septic tanks as opposed to a town sewer system which allow smaller sections. Site coverage is also typically low, being less than 30% and often between 10 and 20%. Typically, these areas score predominantly 2's and 3's.

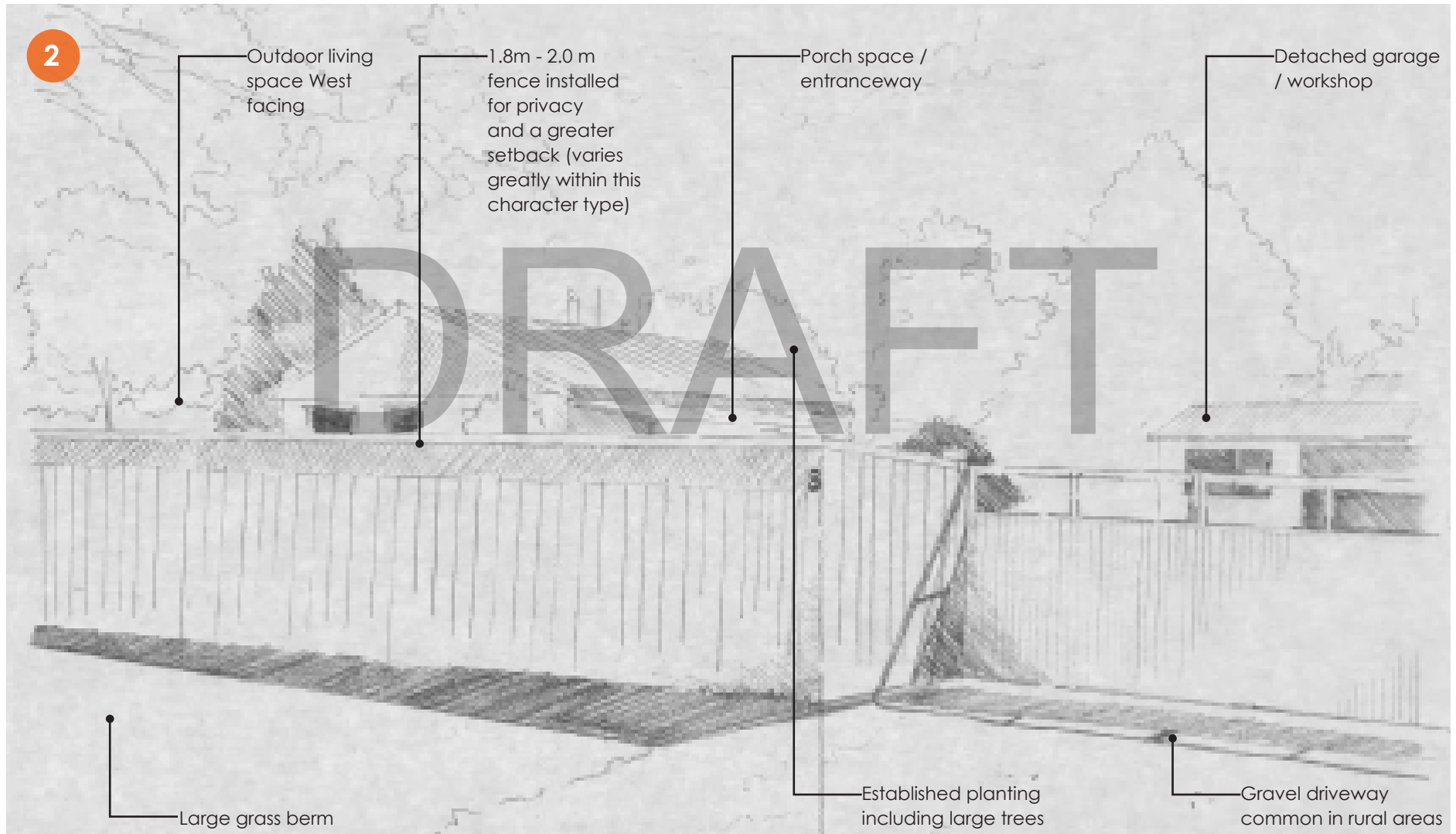
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SKETCHES: SUBURBAN MODERN EXAMPLE



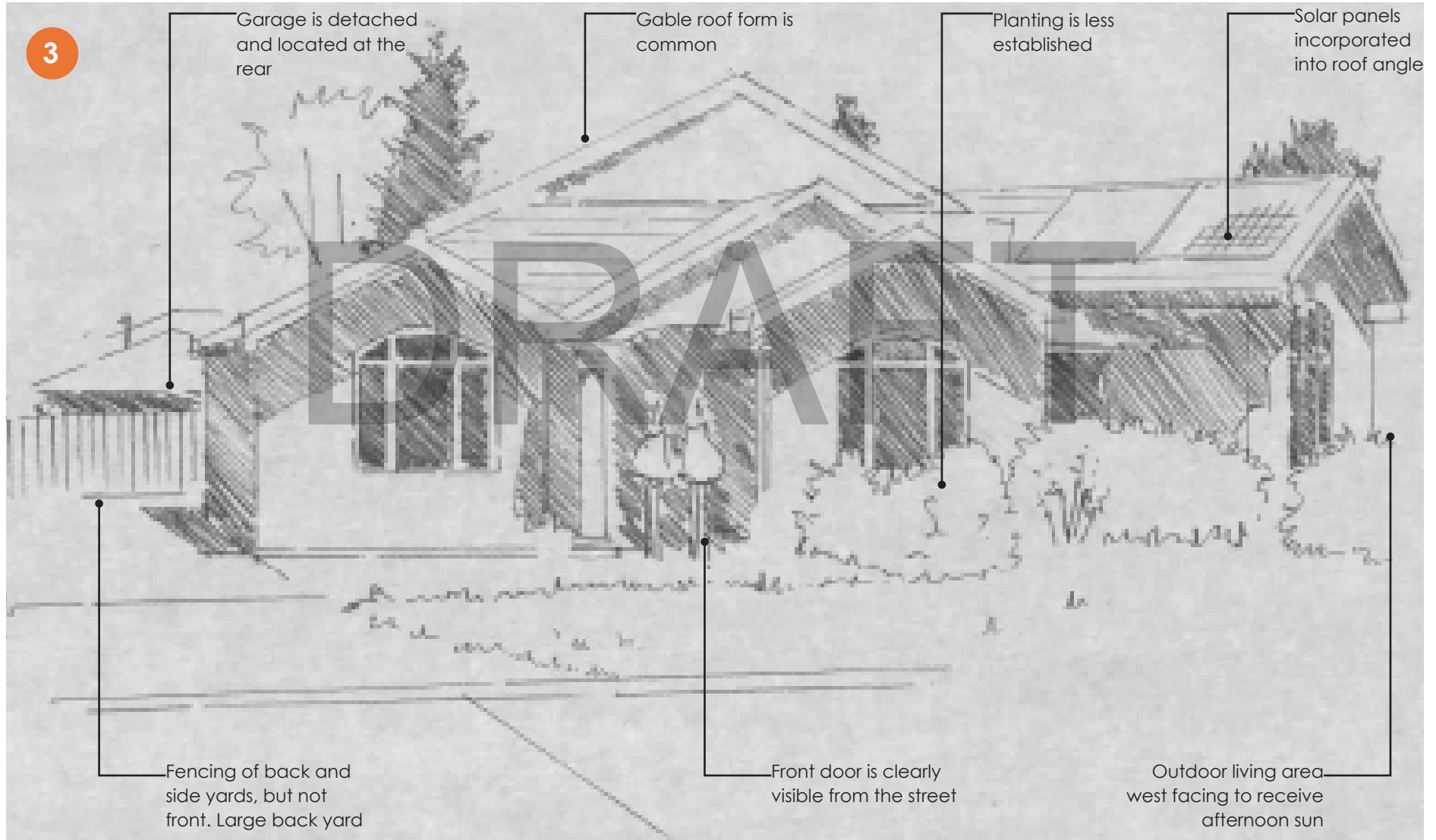
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SKETCHES: SUBURBAN ESTABLISHED EXAMPLE



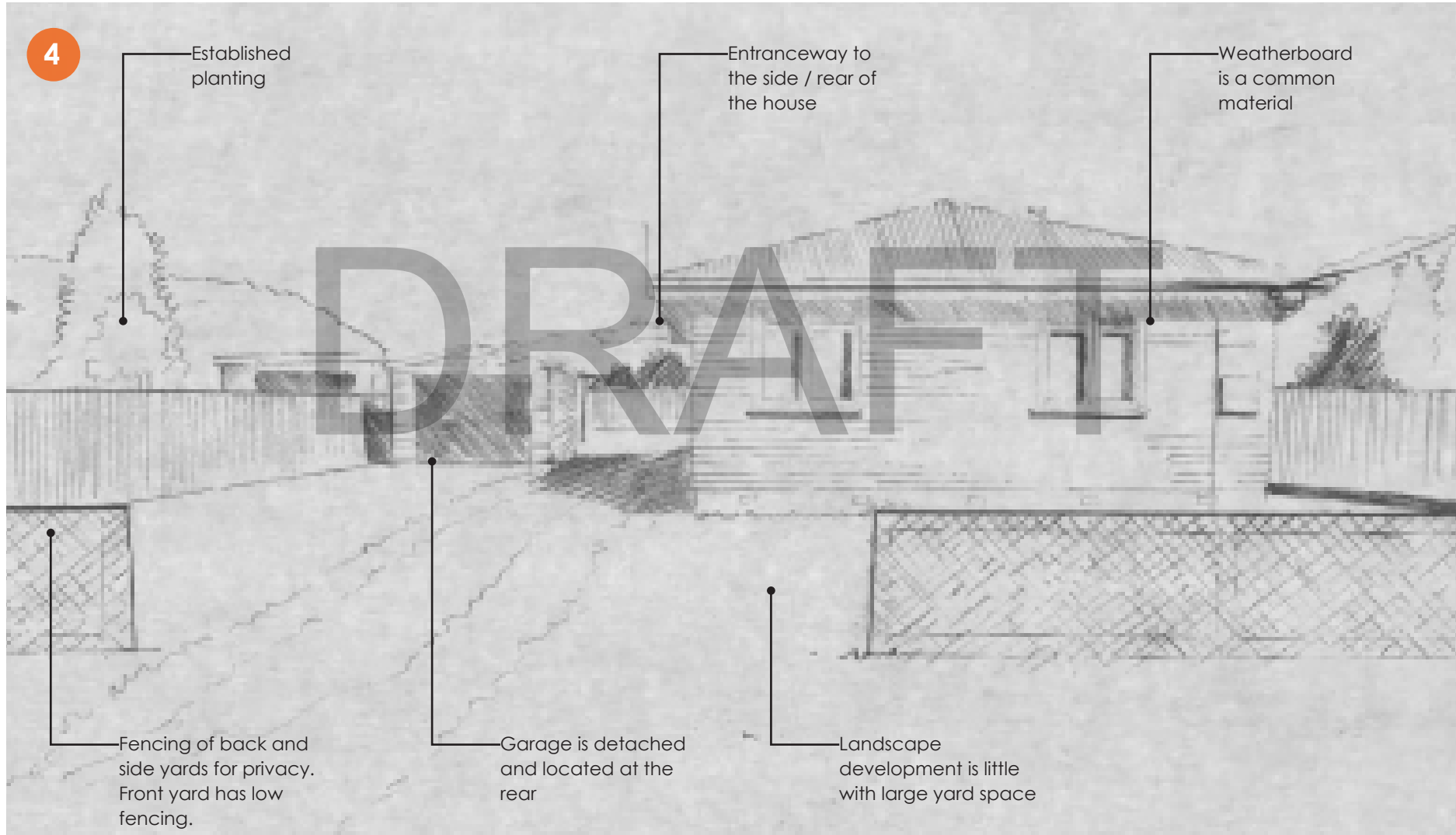
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SKETCHES: TOWNSHIP MODERN EXAMPLE



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SKETCHES: TOWNSHIP ESTABLISHED EXAMPLE



CHARACTER AND AMENITY CATEGORY

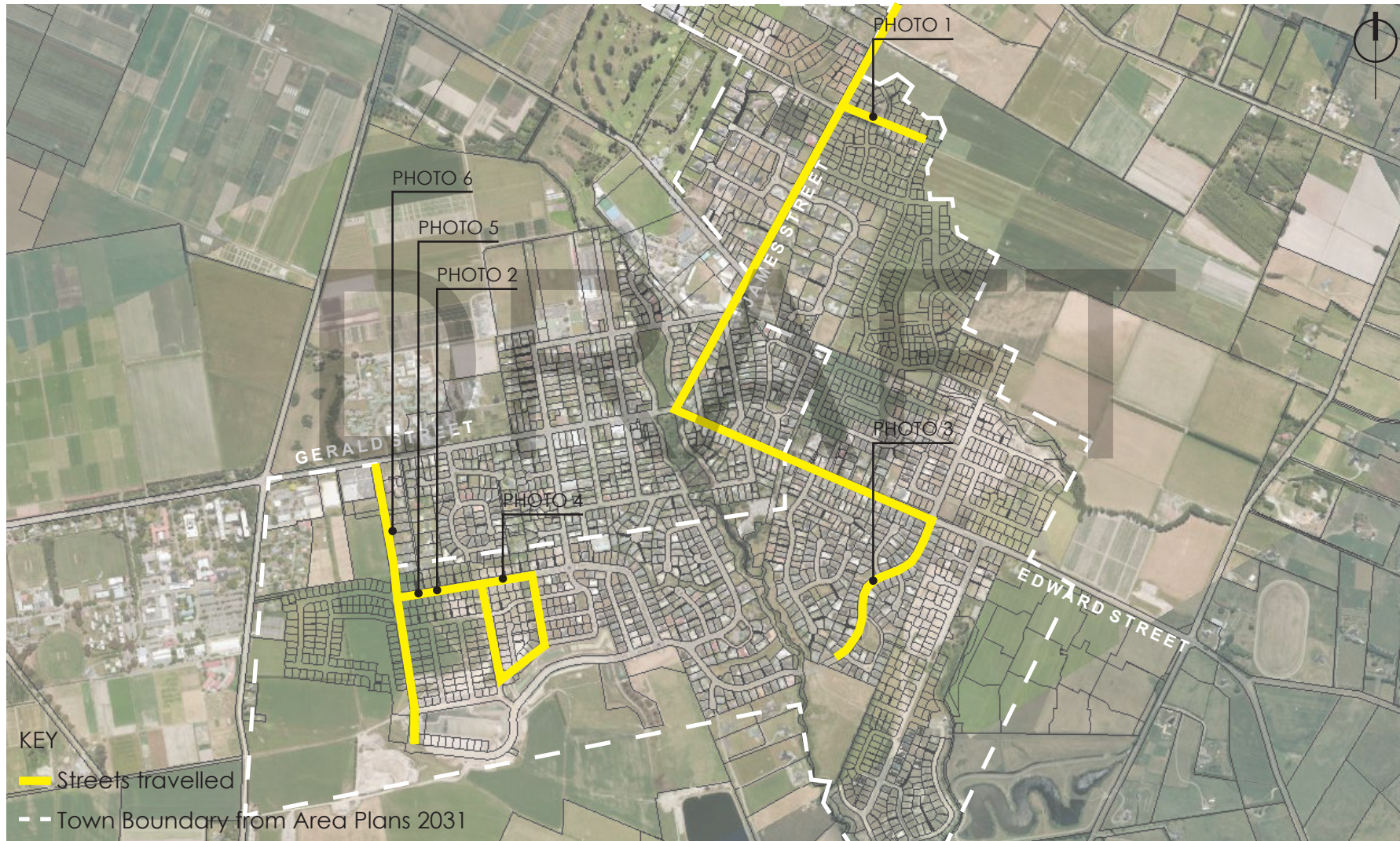
SUBURBAN MODERN

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LINCOLN 2



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LINCOLN 2

AREA: Lincoln	TYPICAL LOT SIZE: 600 - 2000 m ²	FRONT YARDS: 5 - 20 metres
ZONES / STREET PATTERN: Living Zone 1, Living Zone 2, Living Zone 1A, Living Zone 1A3, Living Z, Living X	DENSITY (H/Ha): 5 - 16	SIDE YARDS: 1 - 15 metres (one side yard is generally smaller)
TYPICAL AGE: 2000 - 2017	SITE COVERAGE: 35%	REAR YARDS: 10 - 20 metres
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 5-13 m wide with 20 m carriageways	STREET TREES: Mixed variety of exotic and native species dependent on the area.

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses are constructed predominantly from brick, and linear weatherboard, with some stone being incorporated for decoration. Materials are modern, and properties appear well maintained.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

The majority of garages are attached to the dwelling, and located close to the road, making it a dominant feature.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Streets are wide and have large grass berms with low kerbs and/or verges. Native swales and stormwater treatment along the streets are a reoccurring feature in this area. Street trees are predominantly native, but some exotic species are present echoing the plant palette of the older areas.

FENCING (TYPICAL)

Fencing in this area of Lincoln is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.

CHARACTER SUMMARY
FRONTAGE TREATMENT

1. Open front yards, limited planting / screening

GARAGE

1. In the front yard, visually dominant

SET BACKS

2. Set backs are typically 4-6 metres

HOUSE TYPE + HEIGHT

1. Modern, permanent material

SITE COVERAGE

1. Lots are generally around 35%

LOT SIZE

1. Lots are generally less than 1000m² but some larger lifestyle blocks

CHARACTER TYPE

Suburban Modern

PHOTO 1: TYPICAL STREET SCENE



Streets vary between wide (9 metres) and narrow (5 metres) and are well developed with vegetation and smooth kerbs. A variety of species have been used as street trees with low native plants used throughout the subdivisions.

PHOTO 2: TYPICAL HOUSE TYPE



Generally houses are single storey and have been built using variety of different materials and colours. The majority have been designed with a very similar layout therefore they look similar even though materials change between houses.

PHOTO 3: TYPICAL HOUSE TYPE



Houses are generally very open and address the street. Many have low, formal planting around the front yard with one narrow side yard and one wider side yard. Driveways merge with footpaths and are defined by the grass berms.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages are generally attached to the house and are a dominant feature with wide concrete driveways. The front yard is generally open and simplistic. Large grass berms merge with the houses making the front yards appear larger.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



The newer subdivisions in Lincoln generally have a large amount of native planting throughout the streets including swales and rain gardens for storm water treatment. Landscape edges are tidy with informal vegetation within formalized areas.

PHOTO 6: TYPICAL FENCING



Houses are generally only fenced around the back and sides of the property, leaving the front yard open. The fences that are in this area are very permeable and tie in with the design of the houses. They are usually stained timber fences.

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PREBBLETON 2



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

PREBBLETON 2

AREA: Prebbleton	TYPICAL LOT SIZE: 700 - 1000 m ²	FRONT YARDS: 5 - 10 metres
ZONES / STREET PATTERN: Living X, Living Z, Living Zone 2A	DENSITY (H/Ha): 10 - 14	SIDE YARDS: 1 - 10 metres
TYPICAL AGE: 2000 - 2017	SITE COVERAGE: 35 %	REAR YARDS: 5 - 10 metres
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 7-8 m wide with 20 m carriageways	STREET TREES: Mix of exotic and native species. Oak species are a prominent tree.

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses in this area are commonly constructed of linear weatherboard, and brick, with some stone being used for decorative purposes. The housing is modern and well maintained, with varying colours and finishes of the materials.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally attached to the house and are within close proximity to the street, becoming a dominant feature on the property.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

There are mixed native and exotic species planted along the streets, with gardens being implemented at major intersections, or along major street. Streets are generally wide and have large grass berms with low kerbs and/or verges with swales/planting.

FENCING (TYPICAL)

There is generally no fencing at the front of the property with tall timber pailing, or trellis fences being constructed in the side yards to create privacy.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

1. Open front yards, limited planting / screening

GARAGE

1. In the front yard, visually dominant

SET BACKS

2. Set backs are typically 4-6 metres

HOUSE TYPE + HEIGHT

1. Modern, permanent material

SITE COVERAGE

1. Lots are generally around 35%

LOT SIZE

1. Generally under 1,000 m² with some over

CHARACTER TYPE

Suburban Modern

PHOTO 1: TYPICAL STREET SCENE



Streets are generally around 7-8 metres wide and are well developed with vegetation and smooth kerbs. A variety of species have been used as street trees (in particular small oaks) with low native plants used throughout subdivisions.

PHOTO 2: TYPICAL HOUSE TYPE



Generally houses are single storey and have been built using variety of different materials and colours. The majority have been designed with a very similar layout therefore they look similar even though materials change between houses.

PHOTO 3: TYPICAL HOUSE TYPE



Another typical house type has the garage parallel to the road, with approximately the same space in the front yard. The entranceway is a more dominant feature from the street with this configuration. Front yards are occasionally fenced.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages are generally attached to the house and are a dominant feature. The front yard is generally open, simplistic and formal. Large grass berms merge with the houses making the front yards appear larger.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Streets generally have native planting throughout them with exotic street trees (for example, oak trees). Landscape edges are tidy and vegetation is simple and formalized. Grass berms reach out to the road on one side of the street with a concrete footpath on the other.

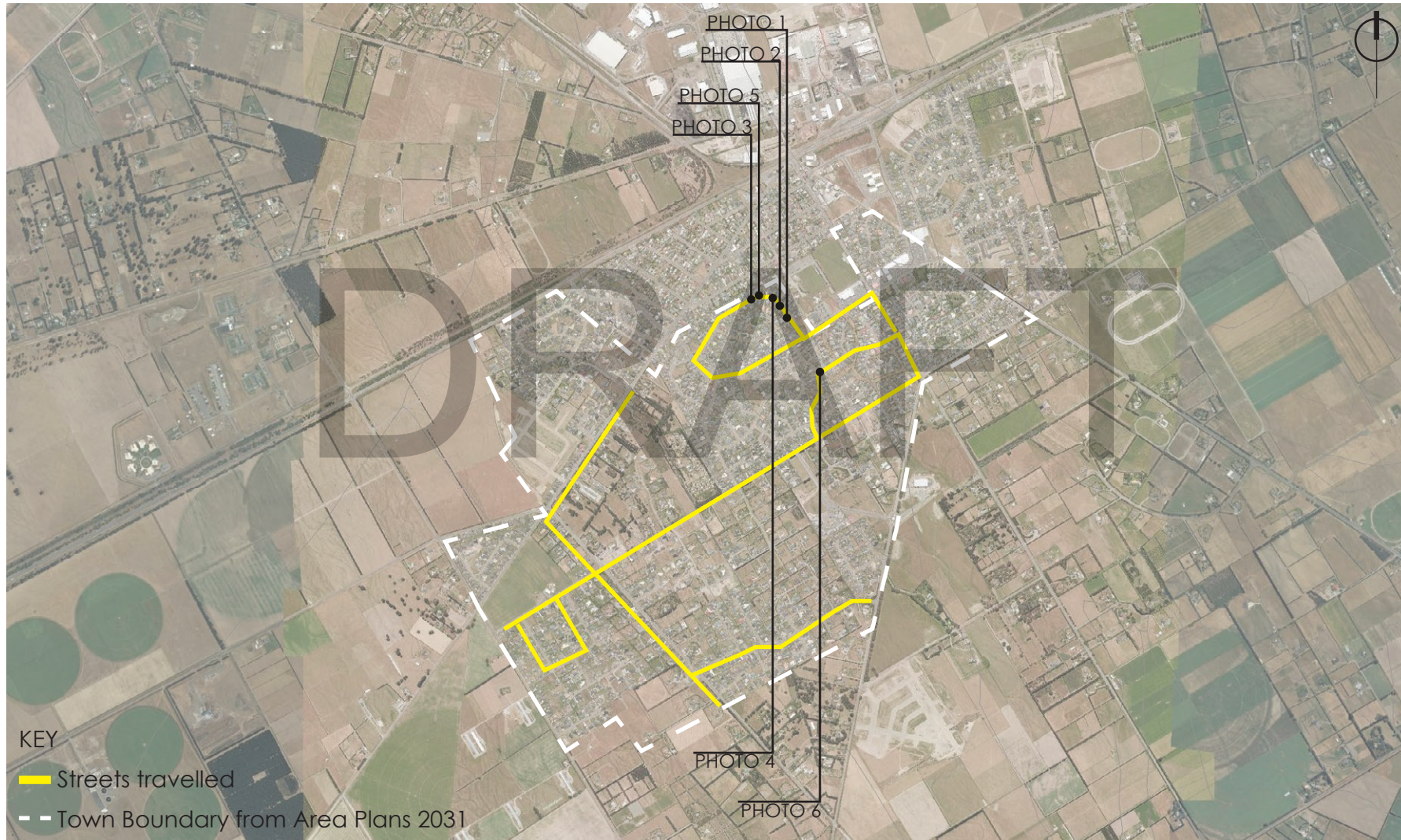
PHOTO 6: TYPICAL FENCING



Houses are generally only fenced around the back and sides of the property, leaving the front yard open. The fences that are in this area are very permeable and tie in with the design of the houses. They are usually stained timber fences.

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ROLLESTON 2



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

ROLLESTON 2

AREA: Rolleston 2	TYPICAL LOT SIZE: 1000 - 2000 m ²	FRONT YARDS: 10 - 15 metres
ZONES / STREET PATTERN: Living Zone 1, Living Zone 1A, Living Zone 1B	DENSITY (H/Ha): 5 - 10	SIDE YARDS: 1 - 20 metres
TYPICAL AGE: 2000 - 2010	SITE COVERAGE: 35%	REAR YARDS: 10 - 30 metres
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 m in height (some 2 storey)	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 7-13 metres wide with 20 metre carriageways	STREET TREES: Mix of exotic and native. Silver Birch

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses are a variety of different materials, however the predominant materials are linear weatherboard, and brick with varying colours and finishes. Stone has been used as a feature on some of the houses. All houses and sections are well maintained.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are commonly attached to the dwelling, located close to the road and footpath, and a dominant feature looking from the street.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

There is minimal development in terms of street landscaping, however significant development can be seen at major intersections and recreation areas. Street trees are a mix of native and exotic species.

FENCING (TYPICAL)

Fencing in this area of Rolleston is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

1. In the front yard, visually dominant

SET BACKS

2. Setbacks are typically 4-6 metres

HOUSE TYPE + HEIGHT

1. Modern, permanent material

SITE COVERAGE

1. Lots are generally around 35%

LOT SIZE

2. Generally large sections over 1,000 m²

CHARACTER TYPE

Suburban Modern

PHOTO 1: TYPICAL STREET SCENE



The streets in this area are wide, and generally have mountable kerbs on each side. There are wide grass berms which separate the paths and houses, from the street.

PHOTO 2: TYPICAL HOUSE TYPE



The first typical house type has a small front yard space, and the entranceway is more prominent. Although the driveway is located close to the road and is attached, it is not a dominant feature.

PHOTO 3: TYPICAL HOUSE TYPE



The second typical house type in this area has the garage at the forefront of the property, with the entranceway being less important in terms of hierarchy. The main outdoor living space is located at the rear of the property like the first typical house type.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages in this area tend to be the most dominant feature of the property. They are commonly attached, to the dwelling and located close to the road. Front yard space is smaller than the rear due to the house and garage being closer to the street.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



There is a high amount of landscape development with investment into street trees and swales. Sections and streets are well maintained.

PHOTO 6: TYPICAL FENCING



There is minimal fencing in this area, especially along the front yards. Side yards are generally fenced with trellis or timber pailings.

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ROLLESTON 3



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ROLLESTON 3

AREA: Rolleston 3	TYPICAL LOT SIZE: 800 - 1000 m ²	FRONT YARDS: 5 - 10 metres
ZONES / STREET PATTERN: Living Z	DENSITY (H/Ha): 10 - 12	SIDE YARDS: 1 - 10 metres (one side yard is generally smaller)
TYPICAL AGE: 2011 - Present	SITE COVERAGE: 30 - 35%	REAR YARDS: 10 - 30 metres
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 m in height (some 2 storey)	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 7-13 metres wide with 20 metre carriageways	STREET TREES: A mix of exotic and native species. Flowering Cherry, Golden Elm, and Claret Ash.

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Housing materials are predominately linear weatherboard, and brick, with some decorative stone. Properties are well maintained and modern.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are attached to the dwelling, located close to the road and footpath, and a dominant feature looking from the street.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

There are high levels of landscape development on major streets, and recreation areas. Street landscaping is reasonably well established with mixed species of street trees and native swale / garden implementation.

FENCING (TYPICAL)

Fencing in this area of Rolleston is typically located only on the side and rear yards ,being constructed from timber pailings, 1.8 - 2.0 metres high.

CHARACTER SUMMARY
FRONTAGE TREATMENT

1. Open front yards, limited planting / screening

GARAGE

1. In the front yard, visually dominant

SET BACKS

2. Setbacks are typically 4-6 metres

HOUSE TYPE + HEIGHT

1. Modern, permanent material

SITE COVERAGE

1. Lots are generally around 30 - 35%

LOT SIZE

2. Between 800 - 1000 m²

CHARACTER TYPE

Suburban Modern

PHOTO 1: TYPICAL STREET SCENE



Streets in this area are wide, with major thoroughfares being separated with swales, or street trees. Mountable kerbs have been installed on both sides of the street to allow for easy access to houses, and grass berms separate paths and houses from the street.

PHOTO 2: TYPICAL HOUSE TYPE



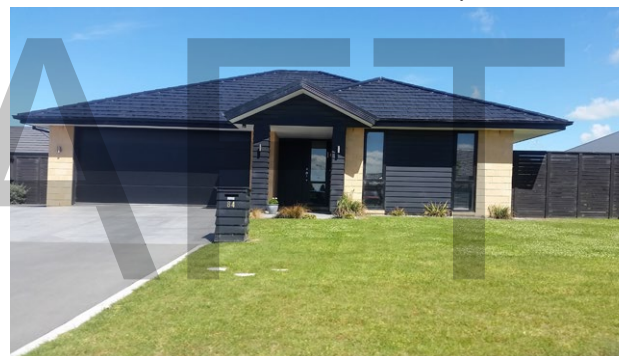
The first typical house type for this area is of a medium / low density with a small front yard space. Garages are a dominant feature and are commonly seen attached to the dwelling. A common material of brick can also be seen in this image.

PHOTO 3: TYPICAL HOUSE TYPE



The second typical house type for this area is a higher density and has a smaller footprint. Although the garage is at the forefront of the section, it is less dominant due to its size. The front yard is small, however a outdoor living area is located at the rear.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages in this area are predominantly attached to the dwelling and located close to the road. Front yard space is therefore smaller than the rear yard.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



The landscape development in this area is reasonably high with investment into stormwater management and treatment systems. Sections and streets are well maintained.

PHOTO 6: TYPICAL FENCING



Fencing in this area is constructed in the side yards to create privacy. Front yards rarely have any form of fencing in front of them.

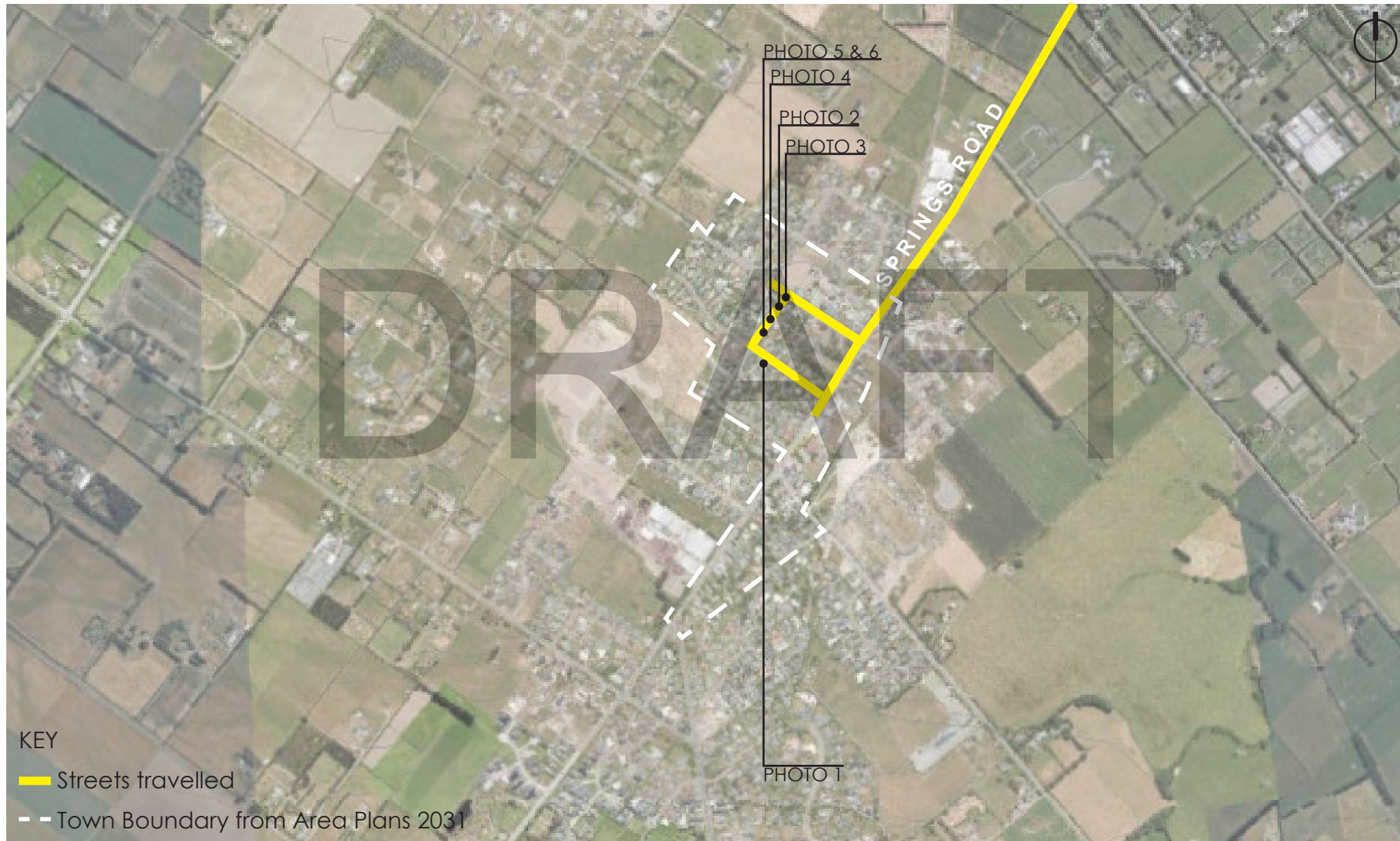
CHARACTER AND AMENITY CATEGORY **SUBURBAN ESTABLISHED**

DRAFT

A photograph of a suburban street scene. In the foreground, there is a paved path leading towards a row of houses. A blue car is parked on the street. The houses have dark roofs and light-colored walls. There are trees and bushes along the path. A large, semi-transparent 'DRAFT' watermark is overlaid across the center of the image.

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PREBBLETON 1



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

PREBBLETON 1

AREA: Prebbleton	TYPICAL LOT SIZE: 700 - 1000 m ²	FRONT YARDS: 5 - 10 metres
ZONES / STREET PATTERN: Living Zone 1, Living Zones A1, 2, 3, 4, 5, & 6	DENSITY (H/Ha): 10 - 20	SIDE YARDS: 1 - 5 metres
TYPICAL AGE: 1995 and older	SITE COVERAGE: 25 - 40%	REAR YARDS: 10 - 15 metres
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 7-8 m wide with 20 m carriageways	STREET TREES: Some exotic tree species on major intersections, but uncommon on local streets.

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses in this area are constructed from a variety of different materials including timber, brick, concrete block and plaster, and are mostly well maintained. There are a variety of different colours and finishes, but generally a similar design and layout.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally attached to the house and are a dominant feature on the property. They are commonly located at the forefront of the section, and are close to the street.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

There is minimal landscape development along the street with large gutters, and small grass berms being the most recognisable features. There is no presence of street trees, however the gardens on each of the properties create an established street scene.

FENCING (TYPICAL)

Fencing in this area of Prebbleton is typically constructed from timber pailings, 1.8 - 2.0 metres high, although there are varying styles and finishes, with some lower fences present.

CHARACTER SUMMARY
FRONTAGE TREATMENT

3. Fully fenced

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Vary greatly with most being under 35%

LOT SIZE

2. Most under 1,000 m²

CHARACTER TYPE

Suburban Established

PHOTO 1: TYPICAL STREET SCENE



Streets here are wide and have large gutters / kerbs on either side of the road. There are small grass berms between the pathway and the house. There are no street trees present, however, the houses have established gardens.

PHOTO 2: TYPICAL HOUSE TYPE



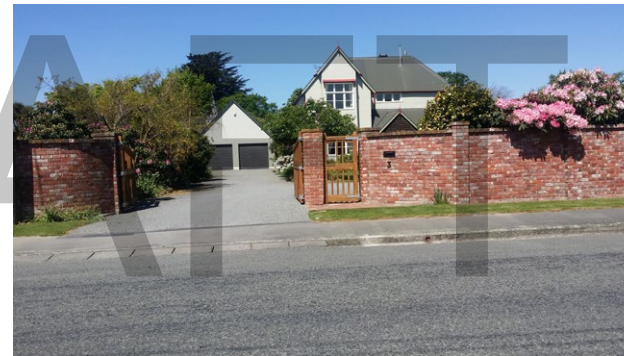
Houses are generally very open and address the street. Front yards are generally formal with mown grass or a tidy garden that reaches the footpath. Older houses have separate garages and are fenced at the front (low or high).

PHOTO 3: TYPICAL HOUSE TYPE



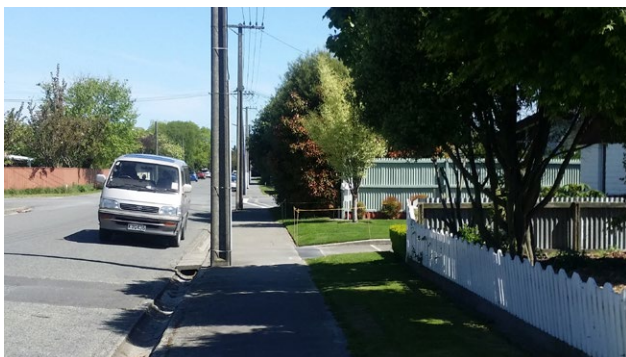
Another typical house type has higher fences, and occasionally a garage which is in close proximity to the street. The dwelling setback from the road is still large, however tall fences are implemented to create privacy.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



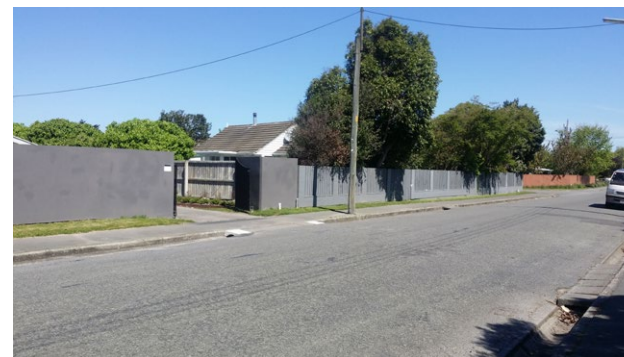
Garages in this area are generally located at the rear of the section connected by a long driveway. Front yards also are quite large in comparison to the newer areas, due to the fact garages are detached.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



There is more emphasis on infrastructure in this area, as opposed to street planting. Large gutters are a prominent feature, and grass berms are regularly mown and well maintained. The sections themselves generally have well maintained houses, and gardens.

PHOTO 6: TYPICAL FENCING



Fencing in this area varies between tall fencing, and no fencing. However a typical fencing type is constructed from either corrugated iron, or timber pailings, and 1.8 to 2.0 metres in height to create privacy.

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ROLLESTON 1



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ROLLESTON 1

AREA: Rolleston 1	TYPICAL LOT SIZE: 1000 m ²	FRONT YARDS: 10 metres
ZONES / STREET PATTERN: Living Zone 1	DENSITY (H/Ha): 10	SIDE YARDS: 1 - 10 metres (one side yard is generally smaller)
TYPICAL AGE: Pre - 1995	SITE COVERAGE: 20 %	REAR YARDS: 10 - 20 metres
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 m in height (some 2 storey)	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 7-13 metres wide with 20 metre carriageways	STREET TREES: Mixed native street trees

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses are a variety of different materials including weatherboard, brick, concrete block and plaster, and generally well maintained. Variety of different colours and finishes but generally a similar design and layout.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are mostly detached from the dwellings and located at the rear of the section away from the street.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

There is minimal landscape development in this area with a large amount of impervious surfaces. Native swales have been planted in the centre of the street, and gardens within the property boundaries create an established street scene.

FENCING (TYPICAL)

Fencing in this area of Rolleston is typically constructed from timber pailings, 1.8 - 2.0 metres high, although there are varying styles and finishes, with some lower fences present.

CHARACTER SUMMARY
FRONTAGE TREATMENT

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber and brick

SITE COVERAGE

2. Low at 20%

LOT SIZE

2. 1000 m² is typical

CHARACTER TYPE

Suburban Established

PHOTO 1: TYPICAL STREET SCENE



Streets in this area are narrow and can be divided by street planting / swales. There are few street trees, however neighbouring sections have established trees. There are narrow grass berms, and kerbs / gutters along the edge of the street.

PHOTO 2: TYPICAL HOUSE TYPE



The first typical house type in this area has smaller front, rear, and side yards, and a garage at the rear. Fences are lower, and more permeable, and the entrance-ways are more obvious from the street.

PHOTO 3: TYPICAL HOUSE TYPE



The second typical house type for this area also has a detached garage, however it is located further back from the road, with a larger front yard, and side yard space. Tall timber piling fences are also common to create privacy.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages in this area are commonly placed at the rear of the section away from the road. Some are detached and placed at the front of the section decreasing the front yard space.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



The Landscape development in this area is quite established due to the age of plants, and amount of infrastructure. Sections in this area are well maintained, with the majority of plants being exotic.

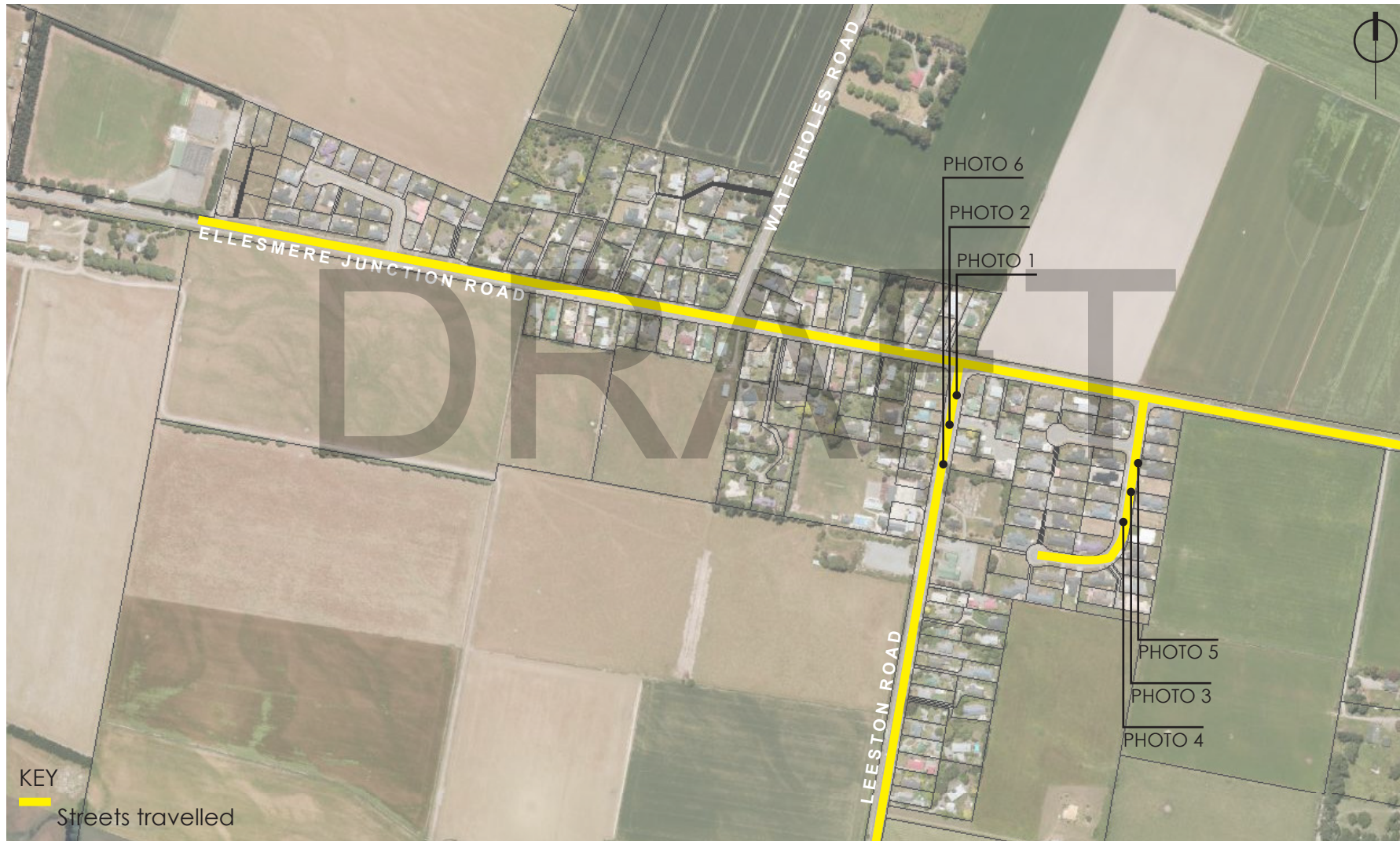
PHOTO 6: TYPICAL FENCING



Typical fencing in this area is constructed from timber pailings, commonly 1.8 - 2.0 metres in height.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

SPRINGSTON



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

SPRINGSTON

AREA: Springston	TYPICAL LOT SIZE: 800 - 1000 m ²	FRONT YARDS: 5-15 metres (larger for older housing)
ZONES / STREET PATTERN: Living Zone 1, Living Zone 1A	DENSITY (H/Ha): 5 - 12	SIDE YARDS: 1-6 metres is most common but some older houses are much larger
TYPICAL AGE: 1995 and older	SITE COVERAGE: 25%	REAR YARDS: Generally 5-30 metres (Some older houses have much larger rear yards)
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: Highways and cul-de-sac streets / approx. 13 metres wide with 20 metre carriageways	STREET TREES: Small street trees on newer roads. Exotic shelter belts along highways.

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Pre-1995 houses are generally weatherboard with corrugated iron roofs that look weathered. Post-1995 houses are a range of materials including concrete block, plaster and brick and are all of a similar design with a high building standard.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally attached to the house for both the older and newer houses with some exceptions within the older housing. The garages vary between being slightly set back, slightly set forward or in line with the house.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

The roads are generally lined by shelter belt trees with the newer developments having small street trees. Highways are dominated by wide roads with large concrete channels and overhead power lines. Newer developments have more subtle kerbs and an overall softer landscaping design.

FENCING (TYPICAL)

Varies between low, high or no fencing within the older development areas with no consistent pattern. New development areas generally have no fencing in front with timber fences between properties.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

2. Mix, no consistent type

SITE COVERAGE

2. Low site coverage at 25%

LOT SIZE

2. Typically over 1,000m²

CHARACTER TYPE

Suburban Established

PHOTO 1: TYPICAL STREET SCENE



The highway roads are very wide (13 metres) and are dominated by power lines and parked vehicles. The roads have deep concrete channels and small grass berms. Most of the older houses (pre-1995) are found on these roads.

PHOTO 2: TYPICAL HOUSE TYPE



Generally the pre-1995 houses are single storey with painted weatherboard or concrete block cladding. Houses are simplistic in design and are generally partially screened by vegetation.

PHOTO 3: TYPICAL HOUSE TYPE



The post-1995 houses are generally more open to the street with attached garages and more formal planting within the front yard. Most of them are a very similar layout and differ in materials and finishes. They are situated in the cul-de-sacs.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages are generally attached to the house and are either set back or set forward from the house. Post-1995 houses have open front yards with grass and formal planting whereas pre-1995 houses have more informal, densely planted vegetation.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Newer developments have low kerbs with wide grass berms and small street trees. The streets are wide (approx. 7-8 metres) and have soft curves around corners. The older street character is shown in 'Typical Street Scene.'

PHOTO 6: TYPICAL FENCING



Fences in this area vary greatly with most houses having no front fence (or a very low front fence) especially within newer development areas. Fences vary in materials including timber, concrete and brick fencing.

CHARACTER AND AMENITY CATEGORY

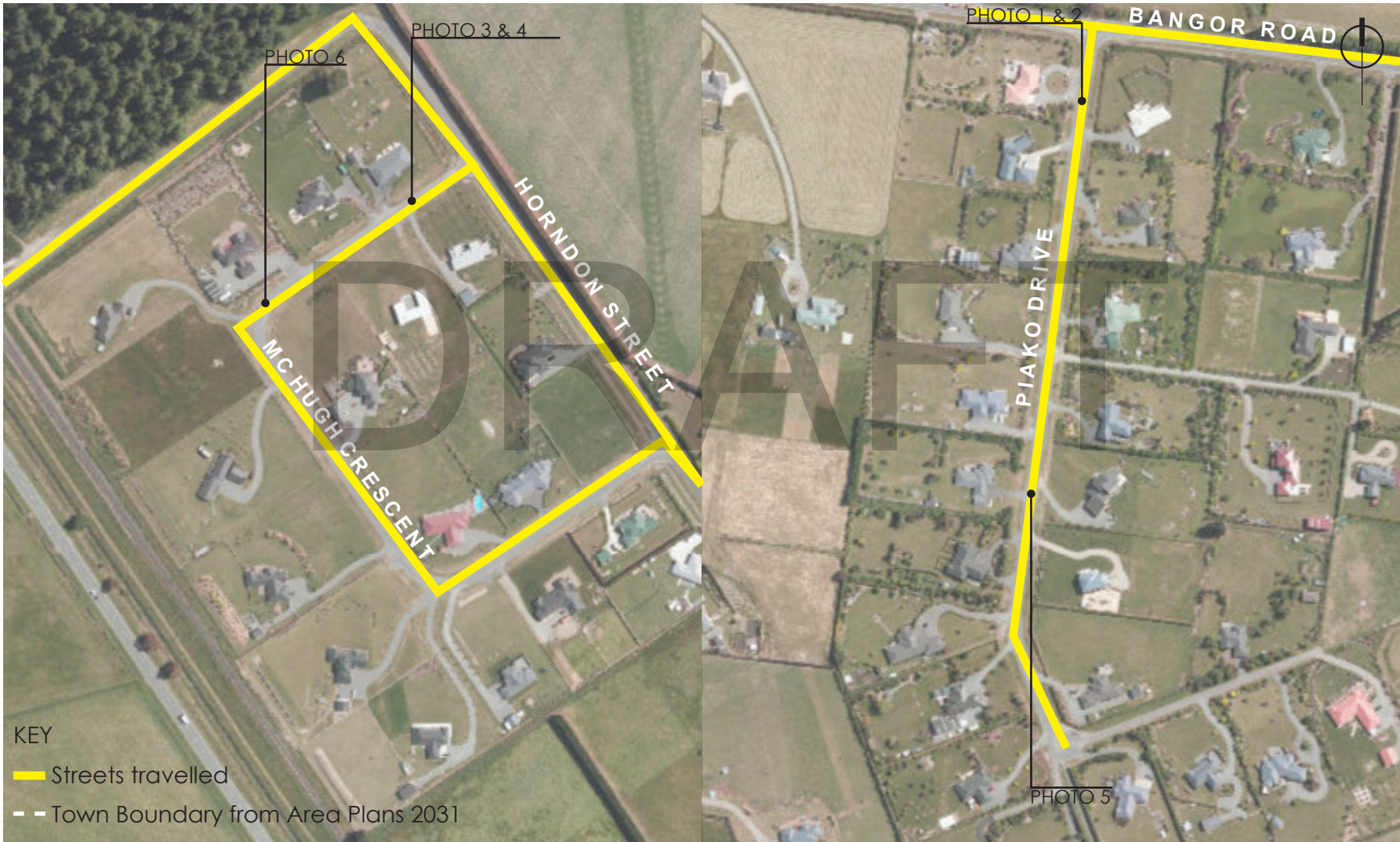
TOWNSHIP MODERN

DRAFT

A photograph of a modern residential street. In the foreground, there is a paved path leading towards a row of modern houses. A blue car is parked on the street. The houses have dark roofs and large windows. The sky is blue with some clouds. A large, semi-transparent 'DRAFT' watermark is overlaid across the center of the image.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

DARFIELD 3



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

DARFIELD 3

AREA: Darfield 3	TYPICAL LOT SIZE: 5000 m ²	FRONT YARDS: 20 metres
ZONES / STREET PATTERN: Living Zone 2	DENSITY (H/Ha): 2	SIDE YARDS: 10 - 30 metres
TYPICAL AGE: 2011 - Present	SITE COVERAGE: Less than 20%	REAR YARDS: 10 - 30 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 7 metres local road	STREET TREES: Predominately Claret Ash, however mixed varieties are also present

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials present are predominantly brick and stone, however weather board is also present. Materials have varying colours and finishes. Sections are well maintained with large lawn space.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are equally detached or attached to the buildings and are often within the same proximity to the street as the main dwelling.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Street trees are the predominant form of landscaping, however some native swales are present.

FENCING (TYPICAL)

Permeable timber fencing, however most front yards have no fencing.

CHARACTER SUMMARY
FRONTAGE TREATMENT

1. Open front yards, limited planting / screening

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

1. Modern, permanent material

SITE COVERAGE

2. Very low at 20%

LOT SIZE

2. Very large at 5000 m² or over

CHARACTER TYPE

Township Modern

PHOTO 1: TYPICAL STREET SCENE



The streets here are narrow with wide grass strips either side. There are no kerbs, and the edges of the sections are defined by either hedges, or low permeable fences. There are some street trees however their is minimal landscape development.

PHOTO 2: TYPICAL HOUSE TYPE



The first typical house type has a smaller front yard, set closer to the road, and a detached garage. Brick and roof tiles of various colours and finishes are common building materials here, as well as stone. Cream, yellow, and red brick is also common.

PHOTO 3: TYPICAL HOUSE TYPE



The second typical house type is constructed further away from the boundary, with a larger front yard. This house type also displays weatherboard, a common building material.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages in this area tend to be detached due to the size of the section and are usually multi-purpose (e.g. workshop space), however attached garages can also be seen. Garages are commonly set back further from the road.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Landscape development is minimal with the edge between the road and front yard space being defined by grass edges. Although there is minimal development, sections are tidy, and well maintained with a mix of exotic and native species.

PHOTO 6: TYPICAL FENCING



Fences in this area tend to be low, permeable, and used to define space rather than create privacy. They are commonly constructed with timber, and paired with a native or exotic hedge.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

KIRWEE 2



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

KIRWEE 2

AREA: Kirwee 2	TYPICAL LOT SIZE: 5000 - 8000 m ²	FRONT YARDS: 10 - 20 metres
ZONES / STREET PATTERN: Living Zone 2, Living Zone 2A, Outer Plains	DENSITY (H/Ha): 1 - 2	SIDE YARDS: 10 - 30 metres
TYPICAL AGE: 1995 - Present	SITE COVERAGE: Less than 20%	REAR YARDS: 10 - 30 metres
TYPICAL BUILDING HEIGHT: 1 storey 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 8 metres main road, 7 metres local road	STREET TREES: Southern Kowhai, Flowering Cherry

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Varied types of materials including weatherboard, brick, and stone. Varied finishes. Houses are well maintained. With large lawn space.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally detached and set back further from the street than the dwellings.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Minimal landscaping with some street trees, and small native tussock gardens.

FENCING (TYPICAL)

Timber fences, 1.5m in height approx. Permeable.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

1. Modern, permanent material

SITE COVERAGE

2. Very low at 20%

LOT SIZE

2. Very large at 5000 m² or over

CHARACTER TYPE

Township Modern

PHOTO 1: TYPICAL STREET SCENE



The streets are wide with generally no kerbs or edges. There is a strong rural character with neighbouring farmland and large grassed areas. Narrow pathways connect residential areas to the main township.

PHOTO 2: TYPICAL HOUSE TYPE



One common household type are houses which are located on large rural sections, often with small populations of livestock. These houses often have detached garages, as well as other shed structures.

PHOTO 3: TYPICAL HOUSE TYPE



Another common household type in this area is a part of the newer sub divisions. These are lifestyle blocks, and consist of large grassed areas, and low fences.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages are generally set back in this area and are detached from the house. Vehicle access and parking is located at the rear.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



There is a presence of care in this area with regular maintenance on the houses and gardens outside.

PHOTO 6: TYPICAL FENCING



Fencing in this area is low to mid height and varies greatly depending on the property. It is however, usually permeable.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

KIRWEE 3



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

KIRWEE 3

AREA: Kirwee 3	TYPICAL LOT SIZE: 750 m ²	FRONT YARDS: 5 to 10 metres
ZONES / STREET PATTERN: Living Zone 1	DENSITY (H/Ha): 10 -13	SIDE YARDS: 1 to 5 metres (one side yard is generally smaller)
TYPICAL AGE: 1995 - 2011	SITE COVERAGE: 35%	REAR YARDS: 10 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 8 metres main road, and local road	STREET TREES: Southern Kowhai, Flowering Cherry, Claret Ash, Golden Elm

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials used are predominantly weatherboard, however brick, and stone are also prominent with varying finishes and colours. Sections are well maintained.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are located near the road and are generally attached to the dwelling.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Street trees have been implemented as well as small patches of various native plants.

FENCING (TYPICAL)

2 metre, timber fencing, blocking view from the street.

CHARACTER SUMMARY
FRONTAGE TREATMENT

2. Open or low fence, some planting

GARAGE

1. In the front yard, visually dominant

SET BACKS

2. Setbacks are typically 4-6 metres

HOUSE TYPE + HEIGHT

2. Mix, no consistent type

SITE COVERAGE

1. Around 35% for most lots

LOT SIZE

1. Typical size around 750 m²

CHARACTER TYPE

Township Modern

PHOTO 1: TYPICAL STREET SCENE



The street character here is wider with smaller grass edges and a kerb on the left side of the street. Pathways however remain simple made from concrete and the main street trees consist of Southern Kowhai

PHOTO 2: TYPICAL HOUSE TYPE



The first typical housing type in this area has attached garages which are located close to the entranceway and the road. Often these houses do not have tall fences along the front of the section and have small front yard space.

PHOTO 3: TYPICAL HOUSE TYPE



Another housing type in the area has the garage detached and located at the rear of the section. These houses however generally have similar front yard space to the first housing type shown.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Although some of the older sections have detached garages, the predominant garage type is attached to the dwelling. Front yard space is smaller than the rear, and garages / vehicles access is given a greater priority than the entrance space.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Properties here are generally well maintained. Driveways lead directly out from the road and are commonly constructed from concrete or asphalt like the paths.

PHOTO 6: TYPICAL FENCING



Fencing in this area is commonly constructed from timber with varying heights and finishes. The older housing tends to have lower fences, while the newer housing has more private front yards with high fencing.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

LEESTON 2



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

LEESTON 2

AREA: Leeston	TYPICAL LOT SIZE: 700 - 1000 m ²	FRONT YARDS: 5 - 15 metres
ZONES / STREET PATTERN: Living Zone 2, Living XA Zone	DENSITY (H/Ha): 10 - 14	SIDE YARDS: 1-10 metres (one side yard is generally smaller)
TYPICAL AGE: 2000-2017	SITE COVERAGE: 25 - 40%	REAR YARDS: 10 - 20 metres
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 5-13 metres wide with 20 metre carriageways	STREET TREES: Mixture of predominantly exotic street trees

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses in this area are commonly constructed from linear weatherboard, and brick, with some stone being used for decoration. Houses are modern and well maintained, and have a variety of different colours and finishes.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages in this area are attached to the dwelling and located close to the road. Orientation can be facing the street, making it a more dominant feature, or parallel to the street, allowing the house entranceway to be more visible.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Streets in this area are generally wide and have large grass berms with low kerbs. Native swales have been implemented along major roads, and there is a mix of native and exotic planting.

FENCING (TYPICAL)

Newer areas generally have no fencing at the front of the property with tall timber pailing fences separating properties on the side, set back from the boundary. Timber pailing or trellis fences are also present in the side yards for privacy.

CHARACTER SUMMARY
FRONTAGE TREATMENT

1. Open front yards, limited planting / screening

GARAGE

1. In the front yard, visually dominant

SET BACKS

2. Setbacks are typically 4-6 metres

HOUSE TYPE + HEIGHT

1. Modern, permanent material

SITE COVERAGE

1. Varies between lots from 25 - 40%

LOT SIZE

1. Typical size varies at 700 - 1000 m²

CHARACTER TYPE

Township Modern

PHOTO 1: TYPICAL STREET SCENE



Streets are wide with small grass berms and well developed stormwater channels and low kerbs. A variety of species have been used as street trees. Streets have soft curves and the lighting is designed to fit in with the landscape character.

PHOTO 2: TYPICAL HOUSE TYPE



Generally houses are single storey and have been built using variety of different materials and colours. The majority have been designed with a very similar layout therefore they look similar even though materials change between houses.

PHOTO 3: TYPICAL HOUSE TYPE



Houses are generally very open and address the street. Many have low planting around the front yard with one narrow side yard and one wider side yard. House materials are generally neutral tones.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages are generally attached to the house and are a dominant feature with wide concrete driveways that join with the street. The front yard is generally open and simplistic. It is often fenced off from the rest of the property.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



This photo shows the streetscape with low kerbs, defined grass edges and concrete channels. Driveway entrances are paved with concrete to merge with the footpath (when there is one) and are defined by the grass berms.

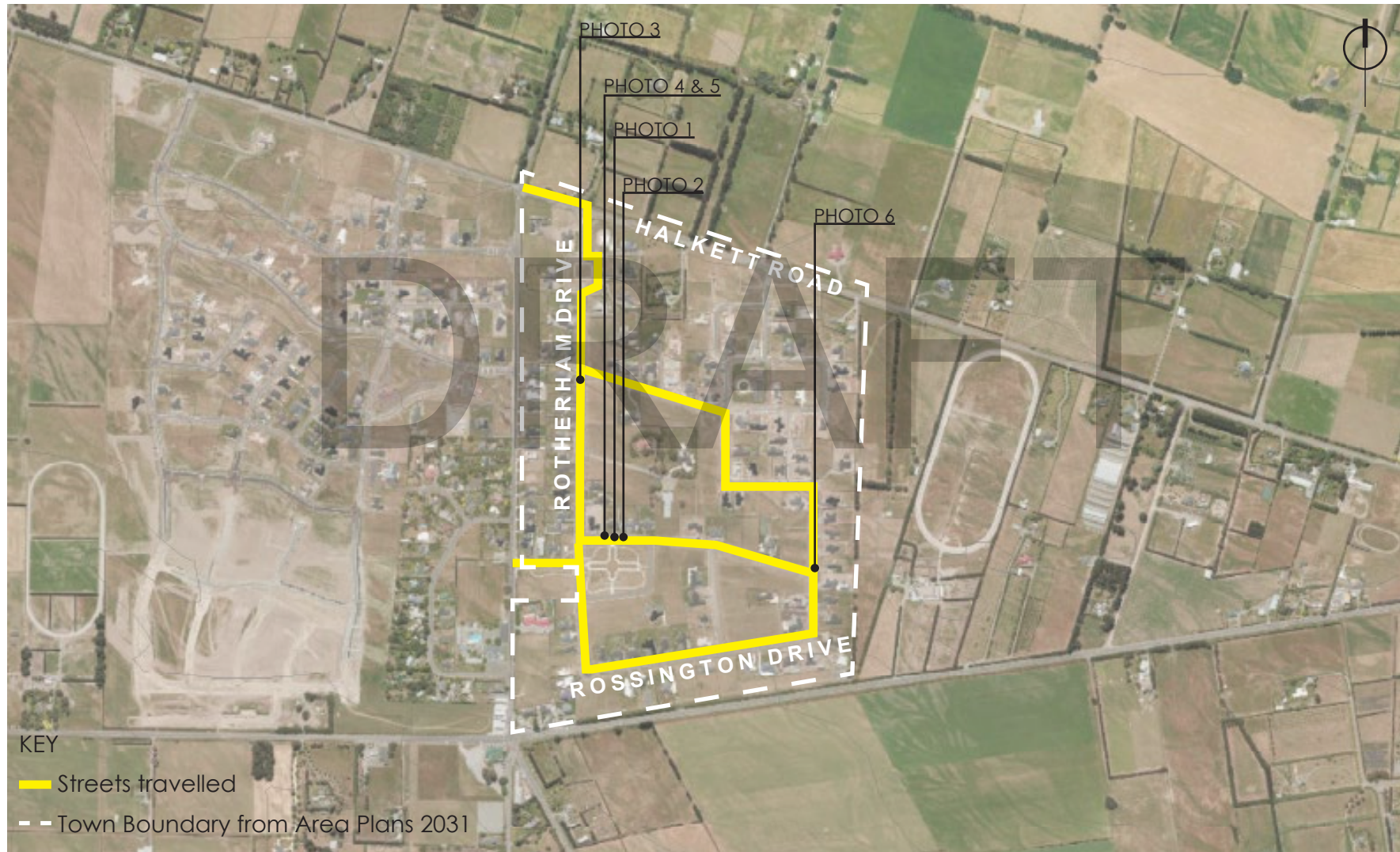
PHOTO 6: TYPICAL FENCING



Fences in this area are generally timber fences painted to suit the design of the house. Any fences are set back to line up with the edge of the house to provide privacy to the side and back yards, leaving the front yard open to the street.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

WEST MELTON 2



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WEST MELTON 2

AREA: West Melton 2	TYPICAL LOT SIZE: 1300 - 2000 m ²	FRONT YARDS: 10 - 15 metres
ZONES / STREET PATTERN: Living Zone 1B	DENSITY (H/Ha): 5 - 7	SIDE YARDS: 1 - 5 metres (one side yard is generally smaller)
TYPICAL AGE: 2008 - 2011	SITE COVERAGE: 25%	REAR YARDS: 20 - 25 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 8 metres, local road	STREET TREES: Mixed exotic species. Golden Elm

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Common materials used in this area are linear weatherboard, brick, and plaster with varying colours, and finishes. The sections are well maintained and cared for.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are mostly attached to the dwellings, and in close proximity to the street and dwelling entranceway.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

High level of development in communal recreation areas, however low landscape development in the streets. Mainly exotic tree species, and native swales.

FENCING (TYPICAL)

Fencing in this area of West Melton is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.

CHARACTER SUMMARY
FRONTAGE TREATMENT

2. Open or low fence, some planting

GARAGE

1. In the front yard, visually dominant

SET BACKS

2. Setbacks are typically 4-6 metres

HOUSE TYPE + HEIGHT

1. Modern, permanent material

SITE COVERAGE

2. Low at 25%

LOT SIZE

2. Typically large lots at 1300 - 2000 m²

CHARACTER TYPE

Township Modern

PHOTO 1: TYPICAL STREET SCENE



The streets in this area are wide, with sloped kerbs on the sides that housing is on. Grass swales and berms are used between the road and the section boundaries. There are some mixed, juvenile, exotic street trees.

PHOTO 2: TYPICAL HOUSE TYPE



The first common house type is commonly constructed from either brick or weatherboard, and located closer to the road. Garages are generally attached to the dwelling, and side yards are fenced as opposed to front yards.

PHOTO 3: TYPICAL HOUSE TYPE



Another common house type is mostly constructed from brick and is set back further from the street. These houses are a lot larger, with spacious front and rear yards, and entranceways.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



The first common house type is commonly constructed from either brick or weatherboard, and located closer to the road. Garages are generally attached to the dwelling, and side yards are fenced as opposed to front yards.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



There is minimal landscape development in this area, and most is still in its juvenile state due to the age of the sub division. The area however appears well maintained and cared for.

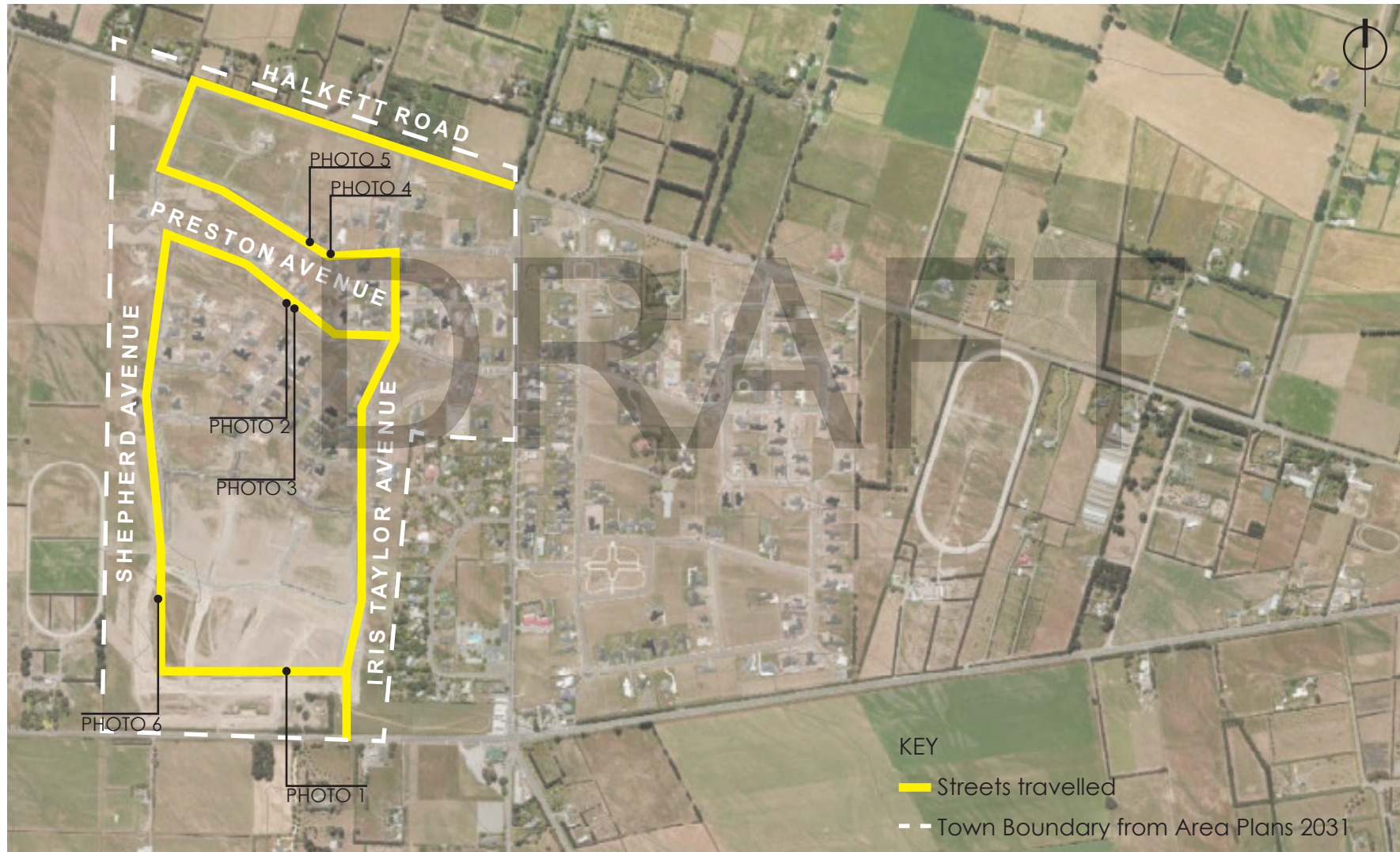
PHOTO 6: TYPICAL FENCING



Fencing in this area is commonly found running along the side yards, with the majority of housing leaving the front yard space open. Side yard fences tend to be tall and allow for privacy, whereas front yard fences tend to be lower, and more permeable.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

WEST MELTON 3



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

WEST MELTON 3

AREA: West Melton 3	TYPICAL LOT SIZE: 1000 - 1200m ²	FRONT YARDS: 5 - 10 metres
ZONES / STREET PATTERN: Living WM	DENSITY (H/Ha): 8 - 10	SIDE YARDS: 1 - 10 metres (one side yard is generally smaller)
TYPICAL AGE: 2011 - Present	SITE COVERAGE: 22 - 30 %	REAR YARDS: 10 - 15 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 8.5 metres main route, 8 metres local road.	STREET TREES: Flowering Cherry, Golden Elm, Variegated Elm, and Maple

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials commonly used in this area are linear weatherboard, brick, and stone with various colours and finishes. High presence of stewardship with well maintained sections.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are mostly attached to the dwellings, and in close proximity to the street and dwelling entranceway.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

High levels of landscape development have been implemented in this area. Native swales, street trees, and nearby recreation reserves are some prominent examples of this.

FENCING (TYPICAL)

Fencing in this area of West Melton is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

1. Open front yards, limited planting / screening

GARAGE

1. In the front yard, visually dominant

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

1. Modern, permanent material

SITE COVERAGE

2. Low at 22 - 30%

LOT SIZE

2. Typically large lots at 1000 - 1200 m²

CHARACTER TYPE

Township Modern

PHOTO 1: TYPICAL STREET SCENE



Streets in this area are quite wide, and have native swales planted in the centre for stormwater treatment. On the outer edges of the road, grass swales are also present, and used to treat stormwater, while separating the road from the property boundary.

PHOTO 2: TYPICAL HOUSE TYPE



The first typical housing type in this area is constructed from linear weatherboard, with varying colours and sizes. These houses tend to have a contrasting material such as timber or stone.

PHOTO 3: TYPICAL HOUSE TYPE



Another typical housing type is constructed from brick and colour steel. The finishes and colours vary, however the configuration of the sections are similar, with open front yards, and fenced off side yards.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages in this area tend to visually dominate the street frontage. Garages are often attached to the dwelling, and front yards are smaller as the house is closer to the road.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



The Landscape development is high and the area is well maintained. There is a mix of exotic and native street trees, however these are not very established due to the age of the sub division. Houses and lawns appear to be well kept and maintained.

PHOTO 6: TYPICAL FENCING



There is little to no fencing along the front yards, however fencing is more prominent along the side yards. If there is fencing, it is usually timber, low, and permeable.

CHARACTER AND AMENITY CATEGORY **TOWNSHIP ESTABLISHED**

DRAFT

A photograph of a suburban residential street. In the foreground, there is a paved path leading towards a road. To the left of the path is a grassy area with some shrubs. To the right is a road with a blue car parked on the side. In the background, there are several houses with dark roofs and light-colored walls. The sky is blue with some clouds. A large, semi-transparent 'DRAFT' watermark is overlaid across the center of the image.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

COALGATE



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

COALGATE

AREA: Coalgate	TYPICAL LOT SIZE: 900 - 1000 m ²	FRONT YARDS: 10 - 15 metres
ZONES / STREET PATTERN: Living Zone 1, Malvern Hills, Outer Plains	DENSITY (H/Ha): 10	SIDE YARDS: 1 - 5 metres (one side yard is generally smaller)
TYPICAL AGE: 1995 and older	SITE COVERAGE: 25 - 30%	REAR YARDS: 15 - 30 metres
TYPICAL BUILDING HEIGHT:	STREET FUNCTION / TYPICAL STREET WIDTH: 7.5 metres main road, 5.5 metres local road	STREET TREES: None

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials common to the area are pastel / white weatherboard housing, or brick with some plaster and stone. These have varying colours and finishes. Presence of stewardship is varied, with some sections being well maintained, while others are not.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are mostly detached and located at the rear of the section, further away from the road than the dwelling. Some newer properties present have their garages attached.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

There are minimal levels of landscape development in the residential areas in terms of street trees and planting. Being a rural area however, there are established exotic shelter belts, and due to the age of the sections, most of the plants off the street are well established and varied in species.

FENCING (TYPICAL)

Common fencing types in the area are predominately constructed from timber with varying heights, colours, and finishes. Few sections had open front yards.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Low at 25 - 30%

LOT SIZE

2. Typically large lots at 900 - 1000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



Streets here are narrow and mostly sealed, with some gravel areas. There are grass edges separating the road from the houses, rather than kerbs, and street landscaping is only seen along the main road through the town centre.

PHOTO 2: TYPICAL HOUSE TYPE



The first typical house type is constructed from plaster, and has a similar layout to the weatherboard housing. There is a front porch space, with a garage at the rear. These houses tend to be set further back from the road, and have larger front yards.

PHOTO 3: TYPICAL HOUSE TYPE



Another common housing type is the pastel / white house. These houses have front porches, with vehicle parking and garage at the rear. There is minimal landscaping in front of these houses, and are commonly comprised of lawn space.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages are mostly detached in this area and also used for workshop spaces, as opposed to being solely used for vehicle storage. Newer properties however have the garage attached to the dwelling, with larger front lawn space.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Landscape treatment in this area varies greatly. Some properties have well maintained gardens, and lawn space, while other properties are more overgrown. In terms of street treatment, there is minimal landscaping, however lawns are regularly mown.

PHOTO 6: TYPICAL FENCING



Fencing in this area varies, however the most common is the 2 metre, timber fence, constructed to create privacy in the front yard space. Finishes and colours of this kind of fence vary.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

DARFIELD 1



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

DARFIELD 1

AREA: Darfield 1	TYPICAL LOT SIZE: 1000 m ²	FRONT YARDS: 4 - 10 metres
ZONES / STREET PATTERN: Living Zone 1	DENSITY (H/Ha):10	SIDE YARDS: 1 - 7 metres (one side yard is generally smaller)
TYPICAL AGE: 1995 and older	SITE COVERAGE: 20%	REAR YARDS: 20 - 30 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 11 metres main road, 10.5 metres local road	STREET TREES: Mixed variety, however predominately exotic deciduous

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Common materials include brick and plaster, however some weatherboard is present with varying colours and finishes. Sections are generally well maintained.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally detached and set back further from the street than the dwellings.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Street trees are the major form of landscape development. This area is the most established.

FENCING (TYPICAL)

Fencing is predominately low and constructed of timber with varying colours and finishes.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber / brick

SITE COVERAGE

2. Very low at 20%

LOT SIZE

2. Typically large lots at 1000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



The streets here are narrow with large grass sides, and no kerbs. They are lined with established trees and plants from neighbouring sections.

PHOTO 2: TYPICAL HOUSE TYPE



The first typical house type is surrounded by vegetation and uses this to screen the property, as opposed to large fences. Garages are located at the rear of the property with the dwelling located close to the road.

PHOTO 3: TYPICAL HOUSE TYPE



Another typical house type is one with minimal vegetation on the section and large lawn space. Like the first example, they also have garage space at the rear.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



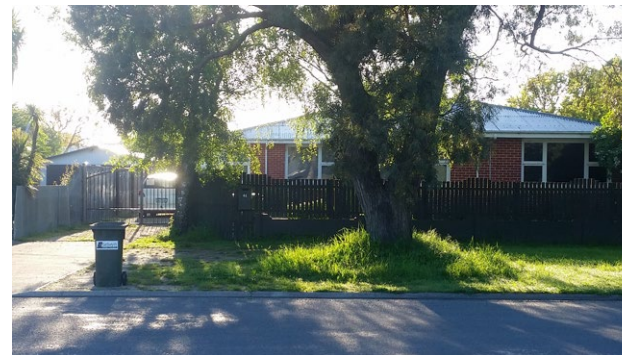
Nearly all garages in this area are located at the rear of the section away from the road, and detached from the main dwelling. There is a large front yard space, often consisting of a lawn or small garden.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Landscaping here is established and in some places overgrown. It is used to screen houses for privacy, rather than creating an inviting and interactive street space. There are small kerbs in some areas, and grass edges between the road and the dwellings.

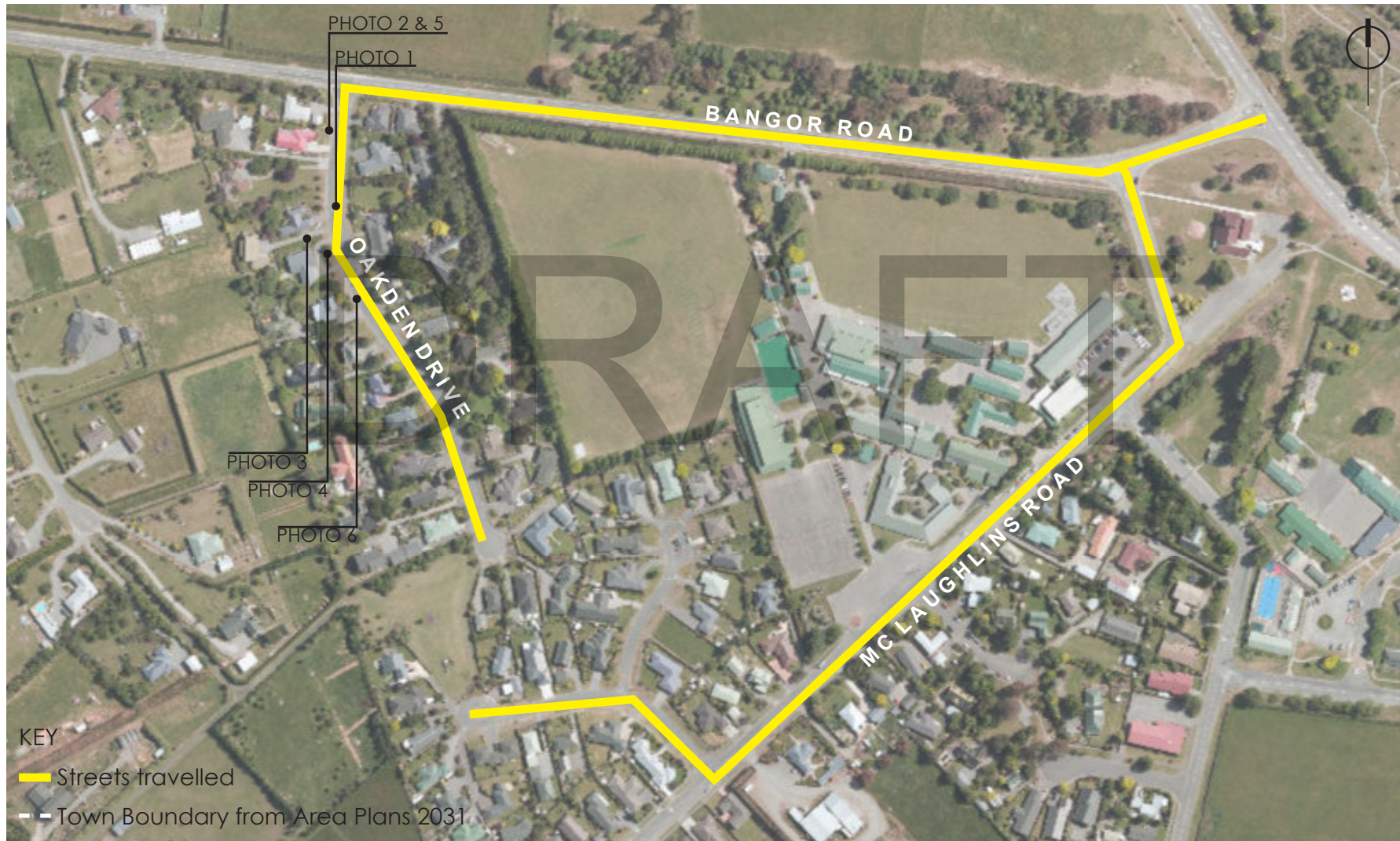
PHOTO 6: TYPICAL FENCING



Typical fences commonly found in this area are constructed of timber, medium to high in height, and with varying finishes and colours. Most properties however use vegetation to help screen their properties.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

DARFIELD 2



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

DARFIELD 2

AREA: Darfield 2	TYPICAL LOT SIZE: 800 m ²	FRONT YARDS: 5 - 10 metres
ZONES / STREET PATTERN: Living Zone 1	DENSITY (H/Ha): 10 - 12	SIDE YARDS: 1 - 5 metres
TYPICAL AGE: 1995 - 2011	SITE COVERAGE: 30%	REAR YARDS: 10 - 15 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5- 6 metres	STREET FUNCTION / TYPICAL STREET WIDTH: 9.5 metres local road	STREET TREES: Mixed variety of trees on a number of streets, predominantly deciduous

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials used are predominately red or yellow / cream brick with varying finishes. Other materials include weatherboard, or timber. Sections are well maintained.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally attached to the dwellings and are orientated closer to the road than Darfield 1.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Street trees are the common form of landscape development. This area is also one of the most established in terms of planting.

FENCING (TYPICAL)

Permeable fencing commonly constructed with timber or metal. Most properties have open front yards.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

2. Mix, no consistent type

SITE COVERAGE

2. Low at 30% or less

LOT SIZE

2. Average sized lots at 800 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



The streets here are wide with large kerbs, and smaller grassed edges. The boundary between the street and the residential property is more blurred in that most properties do not have fences.

PHOTO 2: TYPICAL HOUSE TYPE



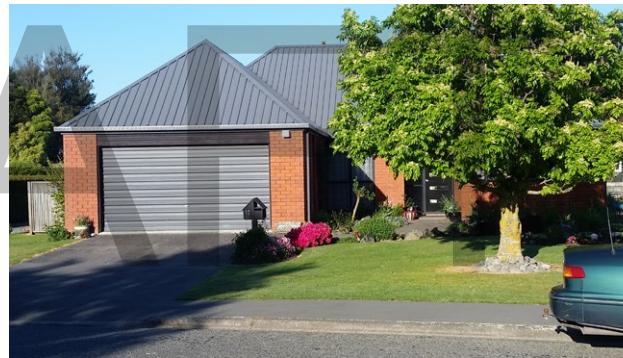
The first typical house type in this has the house orientated closer to the road with an attached garage. Here vehicle access has a greater priority, and is a prominent feature of the dwelling. Side yards are fenced off for privacy in the rear yard space.

PHOTO 3: TYPICAL HOUSE TYPE



Another typical house in this area has a detached garage and is located further away from the road with a larger front yard. These houses tend to be more private and less interactive with the road.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Most houses in this area tend to have garages attached to the house followed by an entranceway connected by a path. The front yard space is smaller than the rear yard, and generally does not have fencing.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



This area of Darfield is well maintained. The edges of the paths and boundaries are regularly mown and pruned. Pathways are simple and made of asphalt, however are functional and tidy, therefore fit for purpose.

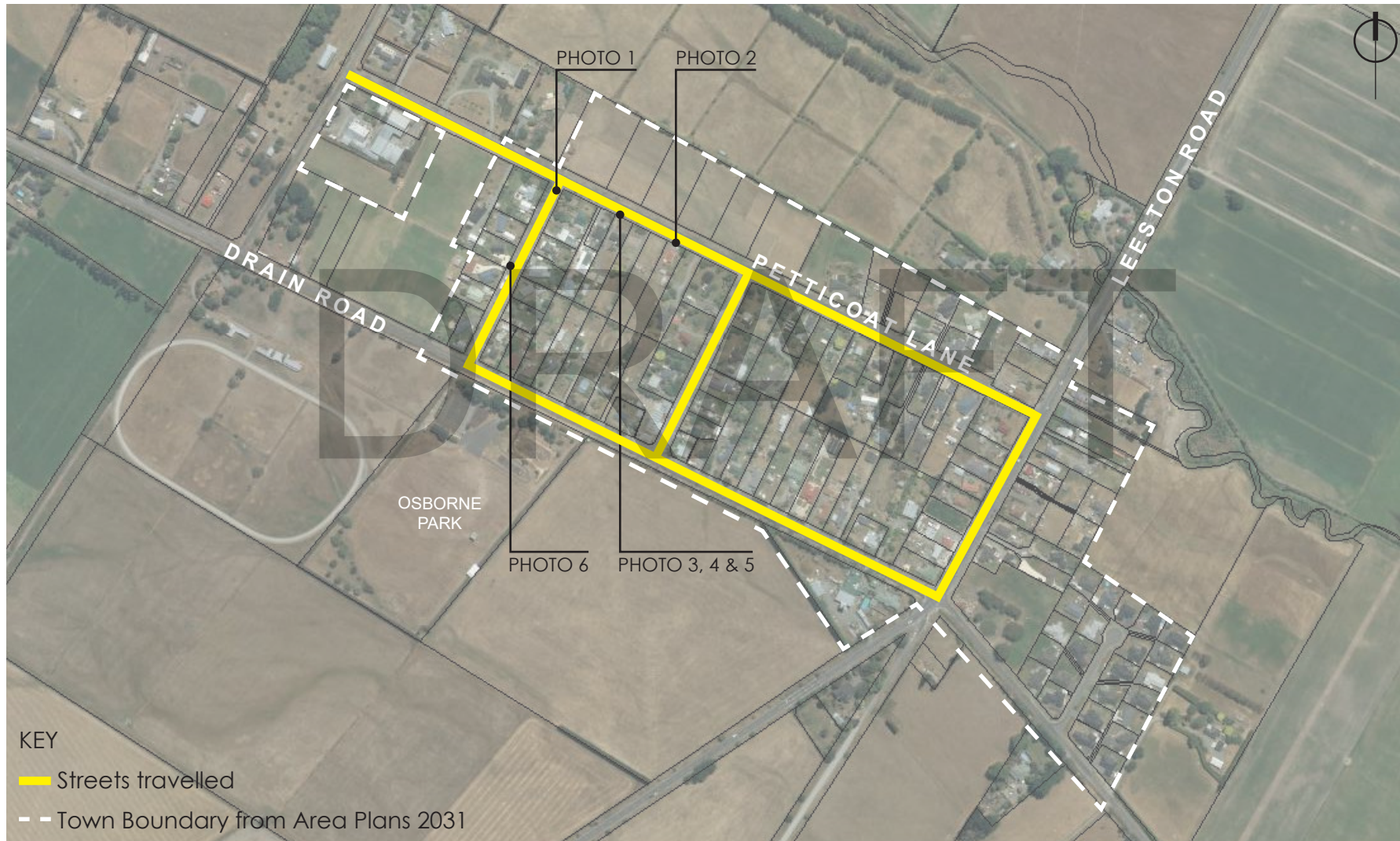
PHOTO 6: TYPICAL FENCING



There is minimal fencing in this area, however most properties use plants to screen instead of fences, as seen in the image.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

DOYLESTON



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

DOYLESTON

AREA: Doyleston	TYPICAL LOT SIZE: 1000 m ²	FRONT YARDS: 8 metres but varies with no consistent pattern
ZONES / STREET PATTERN: Living Zone 1	DENSITY (H/Ha): 5	SIDE YARDS: 1-10 metres (varies with no consistent pattern)
TYPICAL AGE: Pre-1950's	SITE COVERAGE: Low - less than 20%	REAR YARDS: 10-80 metres (varies but generally large rear yards)
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 4-6 metres wide with 20 metre carriageways	STREET TREES: Minimal with large grass berms and some hedging

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses are generally made from weatherboard or brick materials. Houses are old but the majority are well kept. Some have been modernized and re-painted.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally separate and set back from the house, at least 20 m from the property boundary. Driveways are generally long gravel or dirt driveways.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Minimal landscaping with few street trees and wide grass berms that join with the road. Generally no kerbs or defining edges. Properties themselves have a great deal of vegetation, generally in front of and around the house, often spilling out onto the street.

FENCING (TYPICAL)

Varies between low, high or no fencing. The fences in this area vary with no consistent pattern, however most are made from timber with a smaller number being corrugated iron or concrete.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Very low at less than 20%

LOT SIZE

2. Typically large lots at 1000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



Streets are narrow with wide grass berms and generally no kerbs or edging. Some street trees can be found in various places. Overall there is an open, rural character with less hard surfaces and a large amount of vegetation within the properties.

PHOTO 2: TYPICAL HOUSE TYPE



Generally houses are single storey with white painted weatherboard although some have been re-painted. A number of them have green or red coloured corrugated iron roofs with power-lines attached to the house.

PHOTO 3: TYPICAL HOUSE TYPE



The other common type of housing in this area is a red brick single storey dwelling. Houses generally have fairly large front yards with low fencing and surrounding vegetation.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages are generally set back from the road and are often separate from the house and front yard area. The newer properties generally have the garage closer to the boundary or even attached to the house.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



This photo shows the newer landscaping on one side with a kerb, defined grass and concrete edges and street trees. The other side of the road shows a less developed landscape with no edging and wide grass berms.

PHOTO 6: TYPICAL FENCING



Fences in this area vary greatly however the majority of them are timber fences, often with a large amount of vegetation growing through or around them, as shown in this photo.

DUNSANDEL



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

DUNSANDEL

AREA: Dunsandel	TYPICAL LOT SIZE: 1000 m ²	FRONT YARDS: 5-12 metres but varies with no consistent pattern
ZONES / STREET PATTERN: Living Zone 1, Living Zone 2, Deferred Living Area (A) Zone) Deferred Living Area (B) Zone.	DENSITY (H/Ha): 1-5	SIDE YARDS: 0-12 metres (varies with no consistent pattern)
TYPICAL AGE: 1995 and older	SITE COVERAGE: Low - generally less than 20%	REAR YARDS: 10-40 metres (varies between higher and lower density areas)
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: Mix of highway and local roads / approx. 7-13 metres wide with 15-20 metre carriageways	STREET TREES: Minimal with small grass berms and shelter belts along main roads

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses are generally made from weatherboard or brick materials. Houses are generally old but well kept. Some have been modernized and re-painted. Generally open and addressing the street.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally separate and set back from the house, at least 20 m from the property boundary. Driveways are generally long paved or gravel driveways.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Simplistic landscaping with few street trees and thin grass berms. Generally no kerbs or defining edges. Properties themselves have some vegetation in the front yard near the street which is generally tidy and kept at a reasonable size leaving the yard more open.

FENCING (TYPICAL)

Varies between low, high or no fencing (majority have low or none). The fences in this area vary with no consistent pattern, however most are made from timber, brick or concrete.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Very low at 20%

LOT SIZE

2. Typically large lots at 1000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



Streets are wide with small grass berms and well developed stormwater channels and kerbs. Very few street trees. Higher density areas have a large amount of hard surface and power lines dominate the streetscapes.

PHOTO 2: TYPICAL HOUSE TYPE



Generally houses are single storey with painted weatherboard that has been well maintained. Many of them have corrugated iron or tiled roofs with power lines attached to the house.

PHOTO 3: TYPICAL HOUSE TYPE



The other common type of housing material used in this area is painted concrete brick or red brick. Houses generally have fairly large front yards with low fencing and surrounding compact vegetation.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages are generally set back from the road and are often separate from the house and front yard area. The newer properties generally have the garage closer to the boundary or even attached to the house.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



This photo shows the simplistic landscaping with kerbs, defined grass strips and wide concrete channel drains. Driveway entrances are paved with concrete to merge with the footpath and are defined by the grass berms.

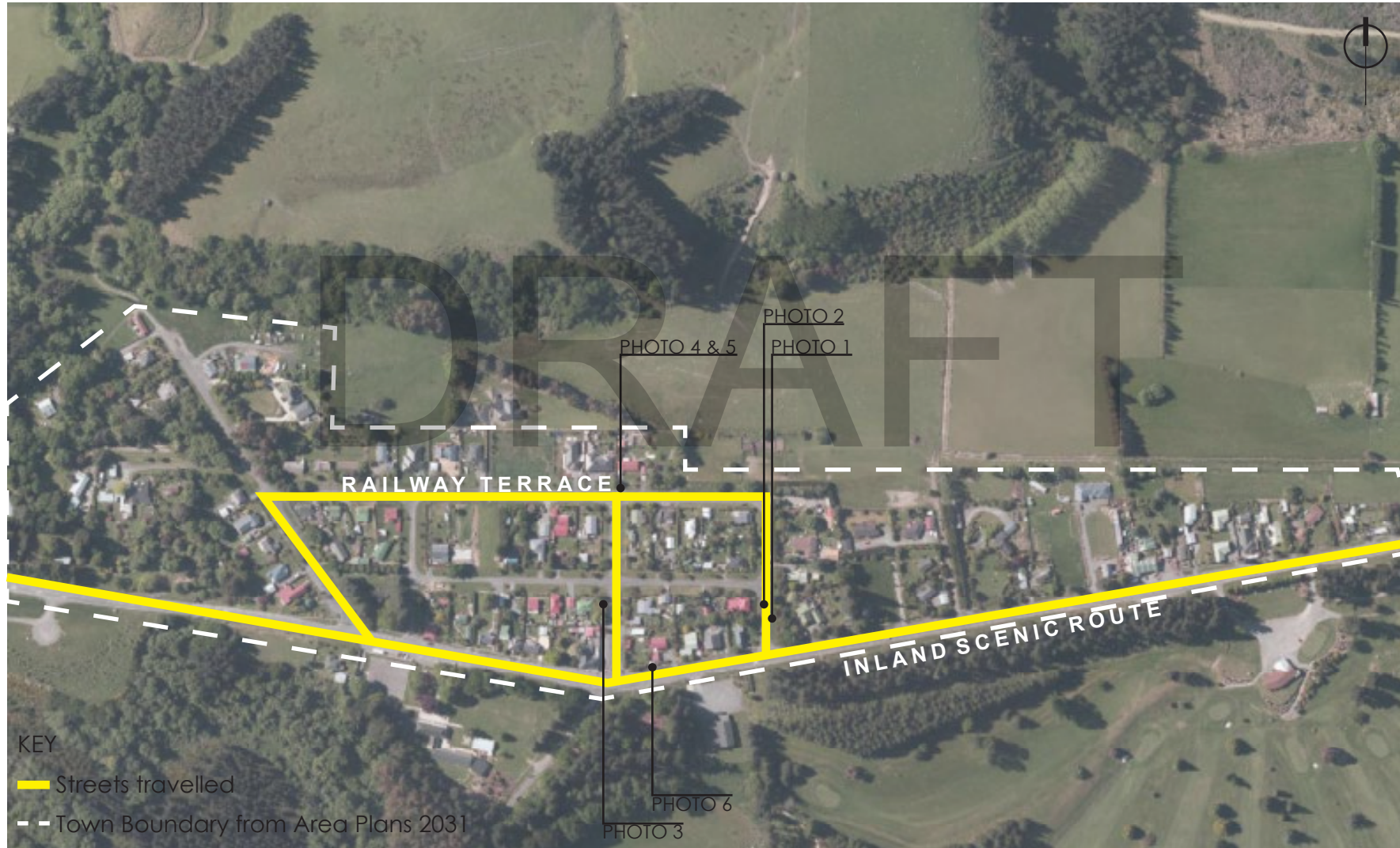
PHOTO 6: TYPICAL FENCING



Fences in this area vary greatly however the majority of them are timber or concrete fences. The newer properties tend to have low concrete or timber fences whereas the older properties tend to have higher timber fences.

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GLENTUNNEL



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

GLENTUNNEL

AREA: Glentunnel	TYPICAL LOT SIZE: 500 - 1000 m ²	FRONT YARDS: 4 -10 metres
ZONES / STREET PATTERN: Living Zone1, Malvern Hills	DENSITY (H/Ha): 10 - 20	SIDE YARDS: 1 - 10 metres (one side yard is generally smaller)
TYPICAL AGE: 1995 and older	SITE COVERAGE: 20- 25%	REAR YARDS: 9 - 20 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 7 metres main road, 4 metres local road	STREET TREES: Flowering Cherry, and Claret Ash

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Common materials used are brick, plaster, and weatherboard with varying colours and finishes. Mixed presence of stewardship with some sections being well maintained, while others are not.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally detached and located at the rear of the section, further away from the road than the dwelling.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Level of landscape development is minimal in the residential areas, however a large established exotic forest along State highway 77 exists by the neighbouring golf course.

FENCING (TYPICAL)

Predominantly timber fencing with varying heights, colours, and finishes. Some front yards are open, with fencing in the side yards.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Very low at 20 - 25%

LOT SIZE

1. Varies with many under 800 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



Streets here are narrow and mostly sealed. There are grass edges separating the road from the houses, rather than kerbs on the local roads. The main street trees are Claret Ash and Flowering Cherry, with a Douglas Fir forest on the main road.

PHOTO 2: TYPICAL HOUSE TYPE



The first typical housing type is constructed of red / yellow tone brick, with a red roof. These houses have a front porch space with parking / garages at the rear. Vegetation and fencing in front of these houses are varied.

PHOTO 3: TYPICAL HOUSE TYPE



Another typical house type is constructed of white / pastel coloured weatherboard, often with a green or red roof. They have a large front porch space, with vehicle parking at the rear. Vegetation however is varied, but mostly established.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages in this area are mostly detached, however some of the newer properties have attached garages, with vehicle access being the predominant feature.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



There is minimal landscape development along the rural streets, however gardens are commonly established and well maintained. The main street through the township has established recreational areas with a mix of native and exotic species.

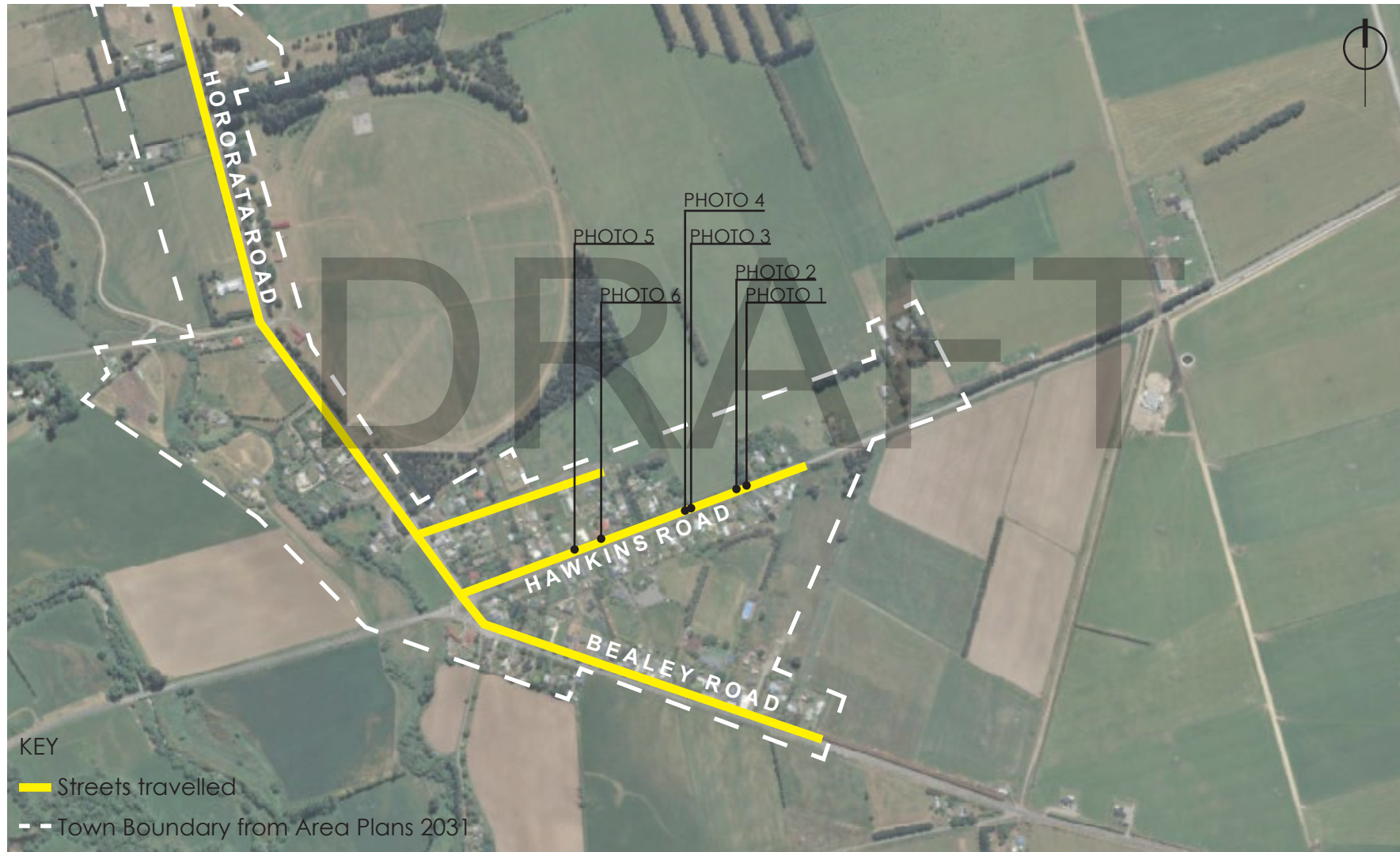
PHOTO 6: TYPICAL FENCING



Most fences in this area are constructed from timber with varying heights, colours, and finishes. Most of the fencing is permeable and used to define space, while some (as seen in this image) are used to create privacy, especially along the main road.

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HORORATA



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

HORORATA

AREA: Hororata	TYPICAL LOT SIZE: 800 - 1000 m ²	FRONT YARDS: 5 - 20 metres
ZONES / STREET PATTERN: Living Zone 1, Outer Plains	DENSITY (H/Ha): 10 -12	SIDE YARDS: 1 - 10 metres (one side yard is generally smaller)
TYPICAL AGE: 1995 and older	SITE COVERAGE: Less than 20%	REAR YARDS: 15 - 30 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 10 metres main road, 8 metres local road	

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Common materials include pastel / white weatherboard, and brick with varying colours and finishes. Presence of stewardship is varied, with some sections being well maintained, while others are not.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally detached and located at the rear of the section, further away from the road than the dwelling. Some newer properties have attached garages.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

There are minimal levels of landscape development in the area, however street trees have been implemented and native swales have been planted at the beginning of the some streets.

FENCING (TYPICAL)

Common fencing types in the area are predominately constructed from timber with varying heights, colours, and finishes. Few sections had open front yards.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Very low at less than 20%

LOT SIZE

2. Typically over 800 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



Streets here are narrow and have a mixture of kerbs, and no edges. Sides of the road with housing tend to have gutters and a kerb. There are some mixed exotic street trees, and large grass edges between the section boundaries and the road.

PHOTO 2: TYPICAL HOUSE TYPE



The first typical housing type common in this area is constructed from brick, with varying different colours, sizes and finishes. These houses tend to have a larger front yard space than the weatherboard cottages, but also have garages at the rear of the section.

PHOTO 3: TYPICAL HOUSE TYPE



Another housing type is the pastel / white weatherboard house with a range of coloured roofs, however red and green are popular. These houses tend to have front porch space and garages at the rear of the property.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Although newer houses tend to have their garages attached, the common configuration of the sections has the garages at the rear, detached from the house, and a small front yard space.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Typical landscape treatment varies in this area. Most properties are well maintained and mown regularly. Some properties tend to look overgrown, however overall there is a presence of stewardship.

PHOTO 6: TYPICAL FENCING



Fences in this area vary in terms of height, size, and material. The most common fencing type however is constructed from timber, and is usually 1.5 - 2.0 metres in height, designed to create privacy.

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KIRWEE 1



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KIRWEE 1

AREA: Kirwee 1	TYPICAL LOT SIZE: 1000 m ²	FRONT YARDS: 5 - 10 metres
ZONES: / STREET PATTERN: Living Zone 1	DENSITY (H/Ha): 10	SIDE YARDS: 2 - 3 metres (one side yard is generally narrower)
TYPICAL AGE: 1995 and older	SITE COVERAGE: 20%	REAR YARDS: 10 - 15 metres
TYPICAL BUILDING HEIGHT: 1 storey 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 7 metres, local road	STREET TREES: Mixed street trees on all streets. Various species and heights.

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials used include weatherboard, brick, and concrete block with various colours and finishes. Yards are generally well maintained.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are equally detached or attached to the dwellings. Detached garages are often set further back from the road.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Street trees are the only landscaping implemented

FENCING (TYPICAL)

Low timber or concrete fencing

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

2. Mix, no consistent type

SITE COVERAGE

2. Very low at 20%

LOT SIZE

2. Typically large lots at 1000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



The streets here are narrow and have large grass areas each side, adding the rural character. Once again a simple concrete pathway connects this area to the centre of the township.

PHOTO 2: TYPICAL HOUSE TYPE



This house type was built approximately before 1995. These houses have a single driveway with a garage at the rear and vegetation for fencing. These houses are often screened and fences are not very permeable.

PHOTO 3: TYPICAL HOUSE TYPE



Another typical house type was built approximately between 1995 and 2011. These houses have low fences and small gardens, with vehicle access at the rear and separate access for pedestrians.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Although some houses have their garages at the rear, some newer houses have their garage attached to the dwelling.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Much like Kirwee 1, houses here are well maintained regularly. Grass edges and hard surfaces are simple, but functional, fitting the character of a rural setting.

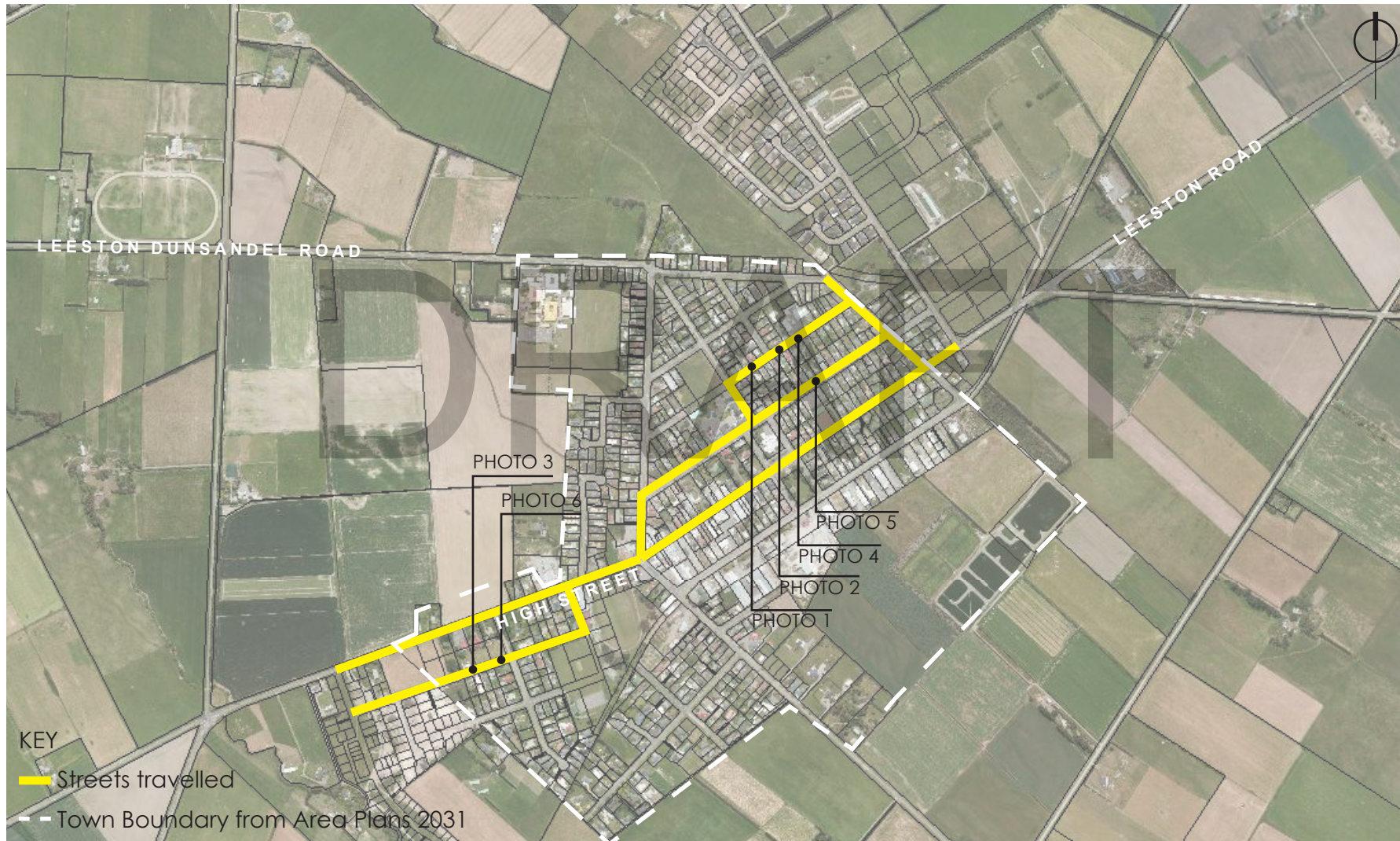
PHOTO 6: TYPICAL FENCING



Fencing is varied in this area, with the older houses having tall fences, while the newer houses have lower more permeable ones, as seen in this photo.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

LEESTON 1



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

LEESTON 1

AREA: Leeston	TYPICAL LOT SIZE: 600 -1000 m ²	FRONT YARDS: 5 - 10 metres
ZONES / STREET PATTERN: Living Zone 1	DENSITY (H/Ha): 10 - 16	SIDE YARDS: 1 - 15 metres (one side yard is generally smaller)
TYPICAL AGE: 1995 and older	SITE COVERAGE: 20 - 25%	REAR YARDS: 10 - 20 metres
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 5-13 metres wide with 20 metre carriageways	STREET TREES: Mixed species of street trees on a number of streets. Predominantly exotics.

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses in this area are constructed of a variety of different materials including weatherboard, brick, concrete block and plaster. Houses are generally well maintained and have a variety of different colours and finishes.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally separate and set back from the house, at least 10-20 metres from the property boundary.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

There are a variety of street trees, generally smaller species. Streets range in width with a range of development levels. Some have no kerbs with grass to the road and a more rural feel, while others have large kerbs with wide concrete channel gutters and smaller grass berms. Power lines dominate older streets.

FENCING (TYPICAL)

Variety of fencing types from tall fencing to no fencing with no consistent fence types.

CHARACTER SUMMARY
FRONTAGE TREATMENT

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

2. Mix, no consistent type

SITE COVERAGE

2. Very low at 20 - 25%

LOT SIZE

2. Varies with most over 800 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



Streets vary in width and design but are generally wider. Some streets have no kerbs or edging while others are more developed. Some street trees can be found in various places. Overall open rural character with less hard surfaces than newer areas.

PHOTO 2: TYPICAL HOUSE TYPE



Generally houses are single storey with painted weatherboard or brick that has been well maintained. Many of them have corrugated iron or tiled roofs with power lines attached to the house.

PHOTO 3: TYPICAL HOUSE TYPE



Painted concrete brick or red brick has been commonly used in this area. Houses generally have fairly large front yards with low fencing and surrounding vegetation (varying between formal and informal).

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages are generally set back from the road and are often separate from the house and front yard area. They are commonly designed to match the house materials. Front yards are often large and partially screened by vegetation.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



This photo shows the simplistic landscaping with one side of the road having a formed kerb and channel and the other side merging straight from road to grass. Several older streets have grass berms that merge with the road, providing a rural feel.

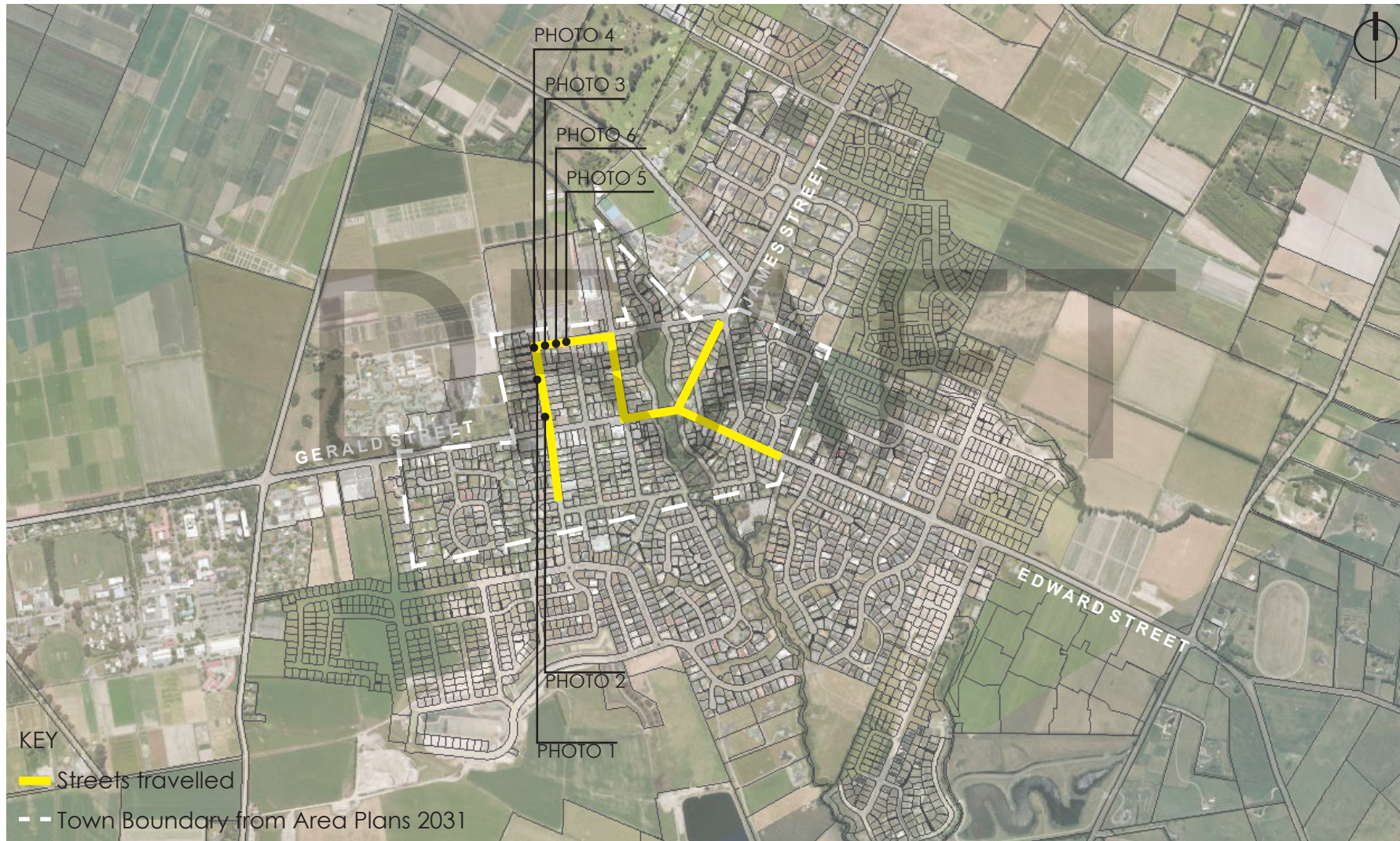
PHOTO 6: TYPICAL FENCING



Fences in the older areas vary greatly however the majority of them are timber or corrugated iron fences. They are often low or non-existent and define the front yard. Vegetation is commonly grown along these fences.

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LINCOLN 1



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

LINCOLN 1

AREA: Lincoln	TYPICAL LOT SIZE: 1000 m ²	FRONT YARDS: 4 - 10 metres
ZONES / STREET PATTERN: Living Zone 1	DENSITY (H/Ha): 10	SIDE YARDS: 1 - 6 metres (one side yard is generally smaller)
TYPICAL AGE: 1995 and older	SITE COVERAGE: 20 - 25%	REAR YARDS: 5 - 30 metres
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 5-13 m wide with 20 m carriageways	STREET TREES: Mixed species, predominately exotic. Flowering Cherry, and Claret Ash.

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses are generally constructed from brick, plaster, or concrete block, with varying colours, and finishes. Properties are generally well maintained.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages can equally be seen attached or detached in this area. Detached garages are located at the rear of the section, while attached garages are closer to the road and a more prominent feature from the street.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Streets range in width with a range of development levels. Some have no kerbs with grass to the road while others have large kerbs with wide concrete channel gutters and smaller grass berms.

FENCING (TYPICAL)

There are no consistent fencing types in this area with varying colours, finishes, and heights. However the most common fencing type is constructed from timber pailings, approximately 1.8 - 2.0 metres high.

CHARACTER SUMMARY

FRONTAGE TREATMENT

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Very low at 20 - 25%

LOT SIZE

2. Typically large lots at 1000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



Streets vary in width and design, but are generally wider than the streets found within the newer developments. Some streets have no kerbs or edging while others are more developed. Some street trees can be found in various places.

PHOTO 2: TYPICAL HOUSE TYPE



Generally houses are single storey with painted weatherboard, brick or concrete block that has been well maintained. Many of them have corrugated iron or tiled roofs with power lines attached to the house.

PHOTO 3: TYPICAL HOUSE TYPE



Houses generally have fairly large front yards with low fencing and surrounding vegetation (varying between formal and informal). Tall vegetation or fences often hide the houses within the older development areas.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



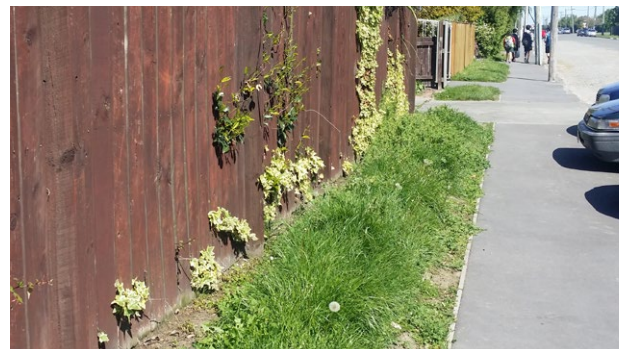
Garages are generally set back from the road and are often separate from the house and front yard area. They are commonly designed to match the house materials. Front yards are often large and partially screened by vegetation.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



The landscaping within the older development areas is more informal with overgrown vegetation and informal edges where the road meets the grass berms. Vegetation from the sections often hang out over the street.

PHOTO 6: TYPICAL FENCING



Fences in the older areas vary greatly however the majority of them are timber or corrugated iron fences. They are often tall and screen the house from being seen from the road. Vegetation is commonly grown along these fences.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

SHEFFIELD



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

SHEFFIELD

AREA: Sheffield	TYPICAL LOT SIZE: 1000 m ²	FRONT YARDS: 5 -15 metres
ZONES / STREET PATTERN: Living Zone 1, Outer Plains	DENSITY (H/Ha): 10	SIDE YARDS: 2 - 5 metres
TYPICAL AGE: 1995 and older	SITE COVERAGE: 20%	REAR YARDS: 5 - 20 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 8 metres State Highway, 5 metres local road	STREET TREES: Mixed variety, mainly exotic deciduous

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials commonly used are pastel weatherboard, and brick, with varying finishes and colours. Mixed presence of stewardship with some sections being well maintained, while others are not.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally detached and located further back from the road than the dwelling.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Street trees and recreation areas have been implemented by a stream. Mixed species of both exotic and native trees and shrubs. Eucalyptus trees are a prominent feature.

FENCING (TYPICAL)

Low timber or plaster fencing, with varying colours and finishes.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

2. Setbacks are typically 4-6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Very low at 20%

LOT SIZE

2. Typically large lots at 1000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



Roads here are narrow and designed for low levels of traffic, servicing rural residential housing. Wide grass edges span between the road and the sections. Street trees are minimal, however are present on some of the major roads.

PHOTO 2: TYPICAL HOUSE TYPE



The first house type is commonly constructed from brick, with varying colours and finishes, although yellow and red tones are common. Garages are detached from the dwelling and located at the rear of the section.

PHOTO 3: TYPICAL HOUSE TYPE



Another typical house type is constructed of pastel / white painted weatherboard. These houses are small, and have detached garages at the rear of the section. Although these houses are old, there is visible care for them, as seen in this image.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Houses in this area are often located to the front of the section, therefore the front yard space is smaller compared to the rear. Garages are mostly detached from the dwellings, however newer housing (shown in this image) have garages attached.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



There is little landscape development in this area, however there are many established gardens on the sections which add to the character of the street. Although these gardens are modest, they are generally well maintained and cared for.

PHOTO 6: TYPICAL FENCING



Fences here are inconsistent in terms of style and pattern, however, they are commonly constructed of timber with varying heights. Most are low, and permeable accompanied by shrubs and trees for privacy.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

SOUTHBRIDGE



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

SOUTHBRIDGE

AREA: Southbridge	TYPICAL LOT SIZE: 1000 m ²	FRONT YARDS: Generally between 6-15 metres (varies between properties)
ZONES / STREET PATTERN: Living Zone 1	DENSITY (H/Ha): 10	SIDE YARDS: 1-6 metres is most common but some are much larger
TYPICAL AGE:	SITE COVERAGE: 25%	REAR YARDS: 10-80 metres (varies but generally large rear yards)
TYPICAL BUILDING HEIGHT: 1 Storey 5-6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: Local roads (some highway) / approx. 5-9 metres wide with 20 metre carriageways	STREET TREES: Very large, established street trees. Mainly exotic species. Silver birch is common.

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Houses are generally made from weatherboard or brick materials. Houses are old but the majority are well kept. Some have been modernised and re-painted.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are generally separate and set back from the house, anywhere between 5-40 m from the property boundary with no consistent pattern. Driveways are generally long gravel or concrete driveways.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

There are several large street trees along many of the streets with wide grass berms and a large amount of vegetation within properties. Silver birch trees are a dominant species along key roads. Streets vary between having developed kerbs and no kerbs.

FENCING (TYPICAL)

Varies between low, high or no fencing. The fences in this area vary with no consistent pattern, however most are made from timber with a smaller number being corrugated iron or chain link.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber and brick

SITE COVERAGE

2. Very low at 25%

LOT SIZE

2. Typically large lots at 1000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



Streets have retained a rural feel with informal grass berms joining with the concrete roads. Large trees are a dominant feature of these streets, as are the large power lines. The planting along many of the streets is very informal.

PHOTO 2: TYPICAL HOUSE TYPE



Generally houses are single storey with white painted weatherboard although some have been re-painted. A number of them have green, red or Grey coloured corrugated iron roofs with power-lines attached to the house.

PHOTO 3: TYPICAL HOUSE TYPE



Although most of the houses in Southbridge are pre-1995 there are a few newer houses scattered throughout. These houses are generally more open to the street with attached garages and more formal planting within the front yard.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages are generally set back from the road and are often separate from the house and front yard area. Many of the front yards contain large trees and informal vegetation but are fairly open to the street.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



The landscape planting and arrangement is generally informal, retaining a rural feel to the residential areas. There is a large amount of permeable surface with the concrete road merging with the grass berms on either side of the footpath.

PHOTO 6: TYPICAL FENCING



Fences in this area vary greatly with most houses having no front fence (or a very low front fence). Most of the fences in this area are tall timber fences such as the one shown in this photo. Other fences are generally low concrete or brick fences.

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SPRINGFIELD



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

SPRINGFIELD

AREA: Springfield	TYPICAL LOT SIZE: 1000 m ²	FRONT YARDS: 5 - 10 metres
ZONES / STREET PATTERN: Living Zone 1, Outer Plains	DENSITY (H/Ha): 10	SIDE YARDS: 1 - 10 metres (one side yard is generally smaller)
TYPICAL AGE: 1995 and older	SITE COVERAGE: Less than 20%	REAR YARDS: 10 - 30 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 8 metres State Highway, 5.5 metres local road	STREET TREES: Only one pocket park with street trees. Golden Elm predominant species.

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials common to the area are white / pastel weatherboard, and brick with varying colours and finishes. Mixed presence of stewardship with some sections being well maintained, while others are not.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are commonly detached and at the rear of the section, set further back from the road than the dwelling.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Minimal level of development with street trees located along State Highway 73 and in a small recreation reserve. Mixed species of exotics, however Golden Elms are predominant species.

FENCING (TYPICAL)

Low timber fencing is common to the area with varying colours and finishes. Plants are also used as methods of fencing along the boundary.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

2. Setbacks are typically 4-6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Very low at less than 20%

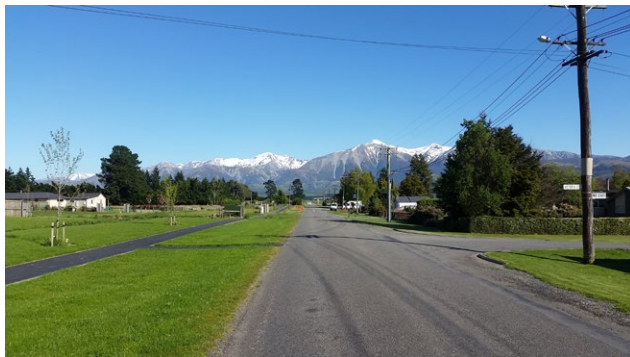
LOT SIZE

2. Typically large lots at 1000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



Roads here are quite narrow, apart from the State Highway, and service the residential areas. There are no kerbs, except on corners, and wide grass edges separate the street from the house boundaries. There are minimal street trees except in recreational areas.

PHOTO 2: TYPICAL HOUSE TYPE



The first typical housing type is the pastel coloured / white weatherboard house. These houses often have modest front yards and minimal vegetation.

PHOTO 3: TYPICAL HOUSE TYPE



Another house type common to the area is constructed from brick, with varying colours and finishes. Modern houses tend to have more subdued colours, while the older houses have yellow, and red tones.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Typically, garages in this area are detached and located at the rear of each section away from the dwelling. Newer homes being built however are starting to have their garages attached. Front yard spaces is commonly smaller than the rear.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



The landscape treatment and development here is modest, however the houses and gardens are generally well maintained and mown regularly.

PHOTO 6: TYPICAL FENCING



Fencing types varies between each section however they are commonly constructed of timber or wire, permeable, and low in height.

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WADDINGTON



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WADDINGTON

AREA: Waddington	TYPICAL LOT SIZE: 1000 m ²	FRONT YARDS: 10 - 15 metres
ZONES / STREET PATTERN: Living Zone 1, Outer Plains	DENSITY (H/Ha): 10	SIDE YARDS: 1 - 10 metres (one side yard is generally smaller)
TYPICAL AGE: 1995 and older	SITE COVERAGE: Less than 20%	REAR YARDS: 10 - 15 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - 6 metres	STREET FUNCTION / TYPICAL STREET WIDTH: 5 metres local road	STREET TREES: No street trees

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials are predominantly weatherboard and brick with various colours and finishes. Front yards are commonly over grown with established plants, however sections are generally well maintained.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are detached and located further back from the road than the dwelling.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Street trees and general landscaping is not present, however being a rural area shelter belts are a prominent feature with varying exotic species.

FENCING (TYPICAL)

Predominant material is timber with varying heights, colours, and finishes. Plants are often used as screens instead of fencing.

CHARACTER SUMMARY**FRONTAGE TREATMENT**

3. Fully fenced

GARAGE

2. Rear yard, fully detached

SET BACKS

2. Setbacks are typically 4-6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Very low at less than 20%

LOT SIZE

2. Typically large lots at 1000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



The roads here are narrow and designed for low levels of traffic. There are wide grass edges between the road and the section boundaries with little landscape development. Although this is the case there are established plants on the sections.

PHOTO 2: TYPICAL HOUSE TYPE



Timber and corrugated iron housing is also common here. Like the second housing type, these houses are often places close to the road, however garages can be attached, or semi-detached as seen in this photo.

PHOTO 3: TYPICAL HOUSE TYPE



White / pastel weatherboard is a common building material in this area and represents the material used on most of the house types here. These houses are often located close to the road, with detached garages.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Being a rural setting, garages in this area are often detached and used for multiple purposes, as opposed to being used for predominantly vehicle storage.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Gardens and landscape development is modest, however the landscape treatment is good with the sections and roads being well maintained.

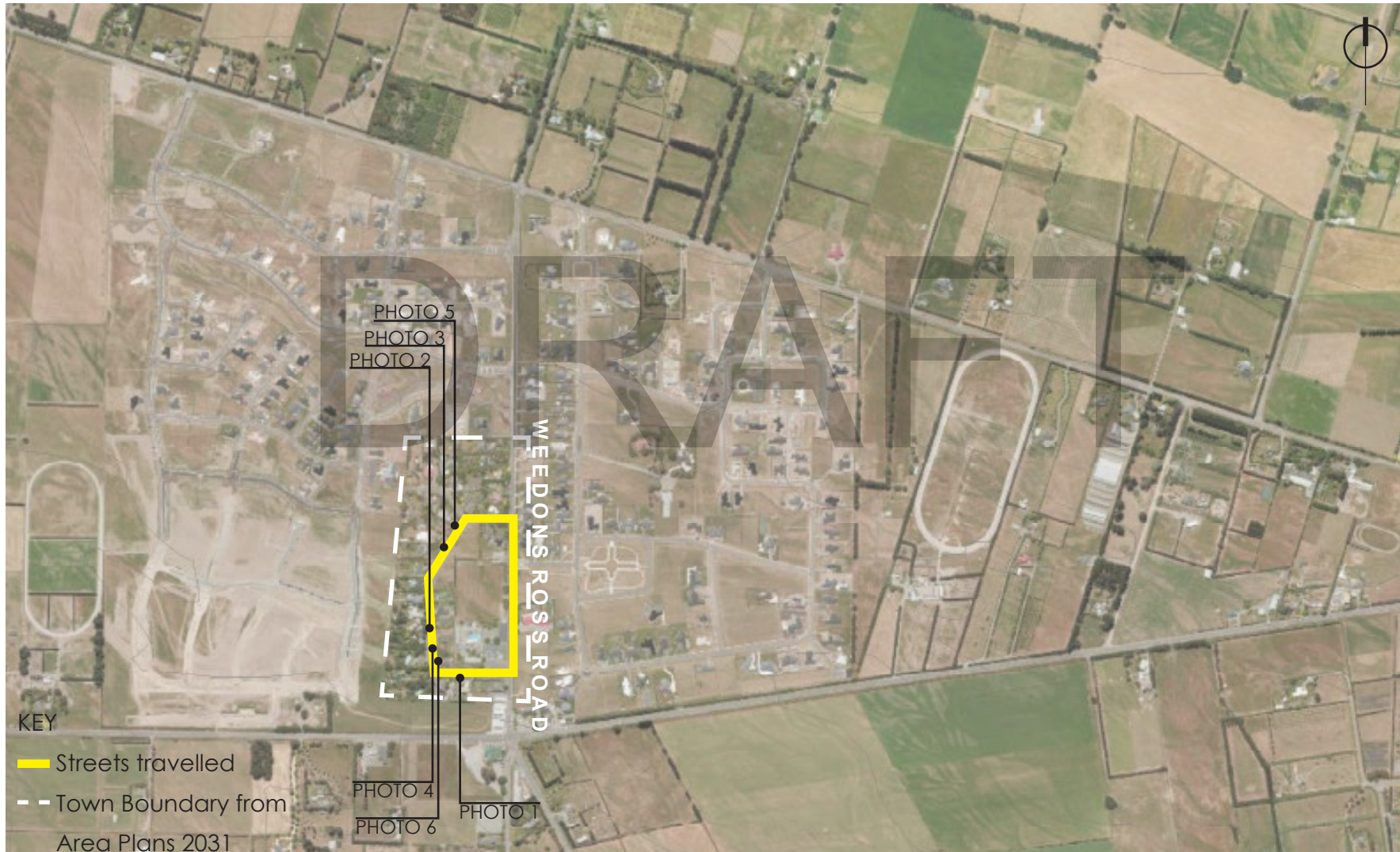
PHOTO 6: TYPICAL FENCING



Fencing in this area varies greatly. Some sections have lower fences with established shrubs to create privacy, while others have tall timber fences and modest front yards (as seen in this image).

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

WEST MELTON 1



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

WEST MELTON 1

AREA: West Melton 1	TYPICAL LOT SIZE: 1000 - 2000 m ²	FRONT YARDS: 5 - 10 metres
ZONES / STREET PATTERN: Living Zone 1	DENSITY (H/Ha): 5 - 10	SIDE YARDS: 1 - 10 metres (one side yard is generally smaller)
TYPICAL AGE: 1995 and older	SITE COVERAGE: 25 - 30%	REAR YARDS: 10 - 30 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 8 metres, local road	STREET TREES: Flowering Cherry, Golden Elm

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials common in this area are brick, and weatherboard with varying finishes. Sections are generally well maintained.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are equally seen detached and attached to the dwellings. Detached garages are located at the rear of the section, while the attached / semi-detached garages are located close to the road and dwelling entranceway.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

There is a minimal level of landscape development in this area, with the majority of development being concentrated into two small reserves which consist of exotic tree species.

FENCING (TYPICAL)

Typical fencing seen in this area is constructed of timber with varying colours, heights, and finishes. Some sections however do not have fencing in the front yard.

CHARACTER SUMMARY

FRONTAGE TREATMENT

2. Open or low fence, some planting

GARAGE

1. In the front yard, visually dominant

SET BACKS

3. Setbacks greater than 6 metres

HOUSE TYPE + HEIGHT

2. Mix, no consistent type

SITE COVERAGE

2. Average at 25 - 30%

LOT SIZE

2. Typically large lots at 1000 - 2000 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



The streets here are a reasonable width, and have kerbs either side, with small grass edges. There are few street trees, however some can be found in small reserves.

PHOTO 2: TYPICAL HOUSE TYPE



The first common house type is mostly constructed of brick, with yellow / red tones, and has a small front yard space. These houses tend to be smaller in size than the other typical house type, and prioritize vehicle access over pedestrian access.

PHOTO 3: TYPICAL HOUSE TYPE



The other common house type to this area has the same configuration in terms of garage and dwelling layout, however the houses are larger and can be two storeys high. They are generally constructed of the same materials as the one storey properties.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



Garages in this area tend to be close to the road, with few detached from the house. Driveways are short, and front yard space is small compared to the rear of the section.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Typical landscape treatment in this area is good, as the houses and landscape in general are well maintained and regularly mown. There is minimal landscape development along the street, however, the gardens in each of the sections create an established street scene.

PHOTO 6: TYPICAL FENCING



Fencing in this area is quite high compared to other areas of West Melton. Although some properties have no fencing along the front yards, most houses have tall, timber, 1.5 - 2m fences for privacy along the boundary line.

RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

WHITECLIFFS



RE007 - CHARACTER AND AMENITY ASSESSMENT FORM

WHITECLIFFS

AREA: Whitecliffs	TYPICAL LOT SIZE: 600 - 1000 m ²	FRONT YARDS: 5 - 30 metres
ZONES / STREET PATTERN: Living Zone 1, Malvern Hills	DENSITY (H/Ha): 10 -16	SIDE YARDS: 1 - 15 metres
TYPICAL AGE: 1995 and older	SITE COVERAGE: Less than 20%	REAR YARDS: 5 - 15 metres
TYPICAL BUILDING HEIGHT: 1 storey, 5 - 6 metres in height	STREET FUNCTION / TYPICAL STREET WIDTH: 6 metres local, 4 metres private road.	STREET TREES: Flowering Cherry

QUALITY OF HOUSING / STEWARDSHIP / MATERIALS

Materials common to the area are white / pastel weatherboard, or red brick. There is a mixed presence of stewardship with some sections being well maintained, while others are not.

TYPICAL PLACEMENT OF GARAGES AND RELATIONSHIP TO STREET

Garages are mostly detached and set at the rear of the section, further away from the road than the dwelling. Some newer houses have garages attached.

TREES / LANDSCAPE / LEVEL OF DEVELOPMENT

Minimal level of landscape development with Flowering Cherry trees along Whitecliffs Road. A recreation reserve exists with small areas of native tussocks and shrubs.

FENCING (TYPICAL)

Fencing is generally low to mid height, and constructed of timber with varying colours and finishes.

CHARACTER SUMMARY
FRONTAGE TREATMENT

2. Open or low fence, some planting

GARAGE

2. Rear yard, fully detached

SET BACKS

2. Setbacks are typically 4-6 metres

HOUSE TYPE + HEIGHT

3. Pre-1980's, typically timber

SITE COVERAGE

2. Very low at less than 20%

LOT SIZE

2. Typically over 800 m²

CHARACTER TYPE

Township Established

PHOTO 1: TYPICAL STREET SCENE



The roads are narrow and are commonly gravel, with the main street being sealed. Street trees consist of Flowering Cherries, however other landscape development is minimal. There are no kerbs, and grass edges separate the road and the houses.

PHOTO 2: TYPICAL HOUSE TYPE



The first housing type is commonly constructed from brick with red or yellow tones. These houses have attached and detached garages depending on their age (older houses having detached garages). Front yard space here is larger than the weatherboard house.

PHOTO 3: TYPICAL HOUSE TYPE



Another typical house type is constructed from pastel / white weatherboard. These houses have small front yards and are close to the road. The amount of vegetation in these areas varies, with some houses have more established shrubs, while others have simple lawns.

PHOTO 4: TYPICAL FRONT YARD / GARAGE



The typical garage in this area is set back from the road, however newer houses tend to have their garages attached. Front yard spaces are smaller on the older properties, while newer properties are set further back from the road.

PHOTO 5: TYPICAL LANDSCAPE TREATMENT



Gardens here are commonly established and well maintained. If there are no gardens, lawns are regularly mown.

PHOTO 6: TYPICAL FENCING



Fencing types vary greatly in this area, however, they are commonly constructed of timber and used to identify boundaries, not create complete privacy.

Appendix D Rationalisation of the Living Zones

DRAFT

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1 (Arthur's Pass)	Arthur's Pass	n/a	800	Living 1 outcomes: "spacious character"	n/a	Review Zone	Requires further review with Alpine Villages workstream.	Any structure erected in the Living zones at Arthur's Pass or Castle Hill is also subject to Rule 11.1.	n/a	The size needed for on-site effluent disposal
Living 1 (Coalgate)	Coalgate	n/a	800	Living 1 outcomes: "spacious character"	Materials common to the area are pastel / white weatherboard housing, or brick with some plaster and stone. These have varying colours and finishes. Presence of stewardship is varied, with some sections being well maintained, while others are not. Garages are mostly detached and located at the rear of the section, further away from the road than the dwelling. Some newer properties present have their garages attached. Common fencing types in the area are predominately constructed from timber with varying heights, colours, and finishes. Few sections had open front yards.	General Residential/Large Lot Residential	Living 1 Zone is applied west of the business zoned area. Allotment size aligns with that of the General Residential Zone. Large Lot Zone should be applied to any un-serviced sites.	Encourage any land rezoned for residential or business development to be on the south side of Homebush Road.	n/a	The size needed for on-site effluent disposal
Living 2 (Coalgate)	Coalgate	n/a	10,000	Living 2 outcomes: "spacious character"	n/a	Large Lot Residential	The Living 2 Zone is applied directly west of the business zoned area. The current minimum allotment size should be reviewed based on the proximity of the zone to the business zoned area.	n/a	n/a	n/a
Living 1 (Darfield)	Darfield	n/a	650	Living 1 outcomes: "spacious character"	Common materials include brick and plaster, however some weatherboard is present with varying colours and finishes. Sections are generally well maintained. Garages are generally detached and set back further from the street than the dwellings. Fencing is predominately low and constructed of timber with varying colours and finishes.	General Residential/Large Lot Residential	The Living 1 zone is applied around the business zoned area. Generally the allotment size aligns with that of the General Residential Zone. Consideration needs to be given to servicing. Un-serviced areas should be zoned Large Lot Residential.	The Plan provides for a pattern of development in and around the Darfield township which in general terms, provides for development in a concentric pattern with lower rural-residential densities on the periphery (Living 2A and 2A1) and graduated higher densities towards the centre (Living 2, Living X and Living 1).	n/a	n/a

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living X (Darfield) (Deferred)	Darfield	n/a	650	No development until water supply constraint is overcome	n/a	Deferred	No development until water supply constraint is overcome.	As at April 2004 township water supply is a constraint that until overcome, will substantially limit the extent of further development possible around the township. With the exception of the Living 2A1 Zone, which is already intensively subdivided, outline development plans will be required for the coordinated development of land in the large Living 2A Zone, the Living X Zone and part of the Living 2 Zone north of Kowhai Drive.	n/a	Refer to Subdivision - General Rules. What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (650m2) if criteria met
Living 2 (Darfield)	Darfield	n/a	5,000		Materials present are predominantly brick and stone, however weather board is also present. Materials have varying colours and finishes. Sections are well maintained with large lawn space. Garages are equally detached or attached to the buildings and are often within the same proximity to the street as the main dwelling. Street trees are the predominant from of landscaping, however some native swales are present. Permeable timber fencing, however most front yards have no fencing.	Large Lot Residential	The Living 2 zone is applied to the periphery of the township. It is recommended that this be rezoned Large Lot residential. Larger allotment sizes could potentially be retained through applying a precinct, which may have additional controls around servicing.	n/a	n/a	n/a
Living 2 (Darfield) (Deferred)	Darfield	n/a	5,000	Deferred	n/a	Deferred	Deferred	n/a	n/a	Refer to Subdivision - General Rules
Living 2A (Darfield) (Deferred)	Darfield	n/a	10,000	Deferred	n/a	Deferred	Deferred	n/a	n/a	Refer to Subdivision - General Rules
Living 2A1 (Darfield)	Darfield	n/a	20,000	Living 2 outcomes: "spacious character"; larger allotment; Requires connection to reticulated sewage treatment and disposal system;	n/a	Large Lot Residential	The Living 2A1 zone is applied to the periphery of the township. It is recommended that this area be rezoned Large Lot Residential as the zone is contiguous with the township. Larger allotment sizes could potentially be retained through applying a precinct, which may have additional controls around servicing.	n/a	n/a	n/a

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1 (Doyleston)	Doyleston	n/a	650	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses are generally made from weatherboard or brick materials. Houses are old but the majority are well kept. Some have been modernized and re-painted. Garages are generally separate and set back from the house, at least 20 m from the property boundary. Driveways are generally long gravel or dirt driveways. Varies between low, high or no fencing. The fences in this area vary with no consistent pattern, however most are made from timber with a smaller number being corrugated iron or concrete.	General Residential/Large Lot Residential	Living 1 zone is applied north of the business zoned area. Existing allotment sizes aligns with that of the General Residential Zone. It is noted that un-serviced sites should be zoned Large Lot Residential.	n/a	n/a	In the Living zones at Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, and West Melton, the erection of any dwelling or principal building shall be a permitted activity provided that it is connected to a reticulated sewage treatment and disposal system.
Living 2 (Dunsandel)	Dunsandel	n/a	10,000		n/a	Large Lot Residential	The Living 2 zone is applied south of the business zoned area. There are a mix of allotment sizes. Larger allotment size could be controlled by way of a precinct.	n/a	n/a	n/a
Living (Area A) (Deferred) (Dunsandel)	Dunsandel	n/a		Deferred	Houses are generally made from weatherboard or brick materials. Houses are generally old but well kept. Some have been modernized and re-painted. Generally open and addressing the street. Garages are generally separate and set back from the house, at least 20 m from the property boundary. Driveways are generally long paved or gravel driveways. Simplistic landscaping with few street trees and thin grass berms. Generally no kerbs or defining edges. Properties themselves have some vegetation in the front yard near the street which is generally tidy and kept at a reasonable size leaving the yard more open. Varies between low, high or no fencing (majority have low or none). The fences in this area vary with no consistent pattern, however most are made from timber, brick or concrete.	Deferred	Deferred.	n/a	n/a	Refer to Subdivision - General Rules. Final density still to be determined

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living (Area B) (Deferred) (Dunsandel)	Dunsandel	n/a		Deferred	Houses are generally made from weatherboard or brick materials. Houses are generally old but well kept. Some have been modernized and re-painted. Generally open and addressing the street. Garages are generally separate and set back from the house, at least 20 m from the property boundary. Driveways are generally long paved or gravel driveways. Simplistic landscaping with few street trees and thin grass berms. Generally no kerbs or defining edges. Properties themselves have some vegetation in the front yard near the street which is generally tidy and kept at a reasonable size leaving the yard more open. Varies between low, high or no fencing (majority have low or none). The fences in this area vary with no consistent pattern, however most are made from timber, brick or concrete.	Deferred	Deferred.	n/a	n/a	Refer to Subdivision - General Rules. Final density still to be determined
Living 1 (Glenntunnel)	Glenntunnel	n/a	800	Living 1 outcomes: "spacious character"	Common materials used are brick, plaster, and weatherboard with varying colours and finishes. Mixed presence of stewardship with some sections being well maintained, while others are not. Garages are generally detached and located at the rear of the section, further away from the road than the dwelling. Predominantly timber fencing with varying heights, colours, and finishes. Some front yards are open, with fencing in the side yards.	Rural Settlement	There is no business zoned area, although the close proximity of the township to Coalgate is noted. Could potentially be zoned Large Lot Residential	Encourage any land rezoned for new residential or business development to be located north of the existing Living 1 Zone, extending towards, but not on to, the Malvern Hills.	n/a	The size needed for on-site effluent disposal
Living 1 (Hororata)	Hororata	n/a	800	Living 1 outcomes: "spacious character"	Common materials include pastel / white weatherboard, and brick with varying colours and finishes. Presence of stewardship is varied, with some sections being well maintained, while others are not. Garages are generally detached and located at the rear of the section, further away from the road than the dwelling. Some newer properties have attached garages. There are minimal levels of landscape development in the area, however street trees have been implemented and native swales have been planted at the beginning of the some streets. Common fencing types in the area are predominately constructed from timber with varying heights, colours, and finishes. Few sections had open front yards.	Rural Settlement	There is no business zoned land in Hororata, therefore the Rural Settlement Zone is recommended. This could potentially be reviewed. Requirement for on-site effluent disposal is noted.	Discourage rezoning of any land for new residential or business development along Hororata Road, north of Duncan's Road.	n/a	The size needed for on-site effluent disposal

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1 (Kirwee)	Kirwee	n/a	800	Living 1 outcomes: "spacious character"	Materials used are predominantly weatherboard, however brick, and stone are also prominent with varying finishes and colours. Sections are well maintained. Garages are located near the road and are generally attached to the dwelling. 2 metre, timber fencing, blocking view from the street.	Rural Settlement	There is no business zoned area in Kirwee, therefore the Rural Settlement Zone is recommended.	Discourage rezoning of land for new residential or business development in areas: South of SH73; or North of the Living 2A Zone along Courtenay Road.	n/a	n/a
Living 1 (Lake Coleridge Village)	Lake Coleridge	n/a	800	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	n/a	Rural Settlement	There is no business zoned area in Lake Coleridge, therefore the Rural Settlement Zone is recommended.	Encourage any land rezoned for residential or business development at Lake Coleridge Village to be located in the area between the existing Living zone boundaries at Acheron Avenue and Harper Place, provided land is available and appropriate for the proposed activity.	n/a	n/a
Living 2 (Kirwee)	Kirwee	n/a	10,000		Varied types of materials including weatherboard, brick, and stone. Varied finishes. Houses are well maintained. With large lawn space. Garages are generally detached and set back further from the street than the dwellings. Minimal landscaping with some street trees, and small native tussock gardens. Timber fences, 1.5m in height approx. Permeable.	Rural Settlement	There is no business zoned area in Kirwee, therefore the Rural Settlement Zone is recommended. Larger allotment sizes could be controlled by way of a precinct, if retained.	n/a	n/a	n/a
Living 2A (Kirwee)	Kirwee	n/a	10,000		Varied types of materials including weatherboard, brick, and stone. Varied finishes. Houses are well maintained. With large lawn space. Garages are generally detached and set back further from the street than the dwellings. Minimal landscaping with some street trees, and small native tussock gardens. Timber fences, 1.5m in height approx. Permeable.	Rural Settlement	There is no business zoned area in Kirwee, therefore the Rural Settlement Zone is recommended. Larger allotment sizes could be controlled by way of a precinct, if retained.	n/a	n/a	2ha for lots along the Northern and Eastern boundaries of the zone that abuts a Rural Zone

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1 (Leeston)	Leeston	n/a	650	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses in this area are constructed of a variety of different materials including weatherboard, brick, concrete block and plaster. Houses are generally well maintained and have a variety of different colours and finishes. Garages are generally separate and set back from the house, at least 10-20 metres from the property boundary. Variety of fencing types from tall fencing to no fencing with no consistent fence types.	General Residential/Large Lot Residential	<p>The Living 1 zone is applied generally around the business zoned area.</p> <p>Existing allotment sizes align with that of the General Residential Zone. There are reverse sensitivity matters which could be addressed by a precinct.</p> <p>Un-serviced sites should be zoned Large Lot Residential.</p>	Avoid new residential areas south of Station Street, and east of Leeston/Lake Road, unless any potential adverse effects resulting from: Reverse Sensitivity' between activities in the Business 2 Zone and any new residential area ; Heavy traffic using the Station Street bypass; or The sewage treatment and disposal facilities along Beetham's Road, are avoided or mitigated.	n/a	n/a
Living XA (Leeston)	Leeston	n/a	650	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses in this area are commonly constructed from linear weatherboard, and brick, with some stone being used for decoration. Houses are modern and well maintained, and have a variety of different colours and finishes. Garages in this area are attached to the dwelling and located close to the road. Orientation can be facing the street, making it a more dominant feature, or parallel to the street, allowing the house entranceway to be more visible. Newer areas generally have no fencing at the front of the property with tall timber pailing fences separating properties on the side, set back from the boundary. Timber pailing or trellis fences are also present in the side yards for privacy.	General Residential/Large Lot Residential	<p>The Living XA zone is applied to the north of the township.</p> <p>The existing allotment sizes aligns with that of the General Residential Zone. There are reverse sensitivity matters which could be addressed by a precinct.</p> <p>Un-serviced sites should be zoned Large Lot Residential.</p>	Avoid new residential areas south of Station Street, and east of Leeston/Lake Road, unless any potential adverse effects resulting from: Reverse Sensitivity' between activities in the Business 2 Zone and any new residential area ; Heavy traffic using the Station Street bypass; or The sewage treatment and disposal facilities along Beetham's Road, are avoided or mitigated.	n/a	Refer to Subdivision - General Rules. What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (650m2) if criteria met
Living 2 (Leeston)	Leeston	n/a	5,000	Living 2 outcomes: "spacious character"	<p>Houses in this area are commonly constructed from linear weatherboard, and brick, with some stone being used for decoration. Houses are modern and well maintained, and have a variety of different colours and finishes.</p> <p>Garages in this area are attached to the dwelling and located close to the road. Orientation can be facing the street, making it a more dominant feature, or parallel to the street, allowing the house entranceway to be more visible.</p> <p>Streets in this area are generally wide and have large grass berms with low kerbs. Native swales have been implemented along major roads, and there is a mix of native and exotic planting.</p> <p>Newer areas generally have no fencing at the front of the property with tall timber pailing fences separating properties on the side, set back from the boundary. Timber pailing or trellis fences are also present in the side yard.</p>	Large Lot Residential	<p>The Living 2 zone is applied to the periphery of the township, adjacent to areas zoned Living XA.</p> <p>If larger allotments are to be retained, where warranted, these could implemented by way of a precinct.</p>	n/a	n/a	n/a

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 2A (Leeston)	Leeston	n/a	5,000		n/a		<p>The Living 2A zone is applied to the periphery of the township, adjacent to areas zoned Living XA.</p> <p>If larger allotments are to be retained, where warranted these could maintained by way of a precinct.</p>	n/a	n/a	n/a
Living 1 (Leeston) (Deferred)	Leeston	n/a	40,000	Deferred	n/a	Deferred	Deferred.	n/a	n/a	4 ha until deferral lifted, then 650m ²
Living 2 (Leeston) (Deferred)	Leeston	n/a	40,000	Deferred	n/a	Deferred	Deferred.	n/a	n/a	4 ha until deferment lifted, then 5,000m ²
Living 1A3 (Lincoln)	Lincoln	n/a	500	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses are constructed predominantly from brick, and linear weatherboard, with some stone being incorporated for decoration. Materials are modern, and properties appear well maintained. The majority of garages are attached to the dwelling, and located close to the road, making it a dominant feature. Fencing in this area of Lincoln is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	Medium Density Residential	Living 1A3 zone has been applied southwest of the main business zoned area. Also the Living 1A3 zoned area is in proximity to two other business zoned areas. The existing allotment size and site coverage rules align with that of medium density development.	n/a	n/a	n/a
Living 1 (Lincoln)	Lincoln	n/a	650	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses are generally constructed from brick, plaster, or concrete block, with varying colours, and finishes. Properties are generally well maintained. Garages can equally be seen attached or detached in this area. Detached garages are located at the rear of the section, while attached garages are closer to the road and a more prominent feature from the street. There are no consistent fencing types in this area with varying colours, finishes, and heights. However the most common fencing type is constructed from timber pailings, approximately 1.8 - 2.0 metres high.	Medium Density Residential/General Residential	<p>The Living 1 zone has been applied broadly across the township. The existing allotment sizes align with that of the General Residential Zone</p> <p>There are potentially opportunities to rezone areas adjacent to the main business zone to Medium Density Residential.</p>	n/a	n/a	n/a
Living 1A1 (Lincoln)	Lincoln	n/a	650	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	n/a	General Residential	The Living 1A1 Zone has been applied to the east of the main business zoned area. Existing allotment sizes align with that of the General Residential Zone. Area specific rules could be implemented by a precinct, if the development is yet to occur.	n/a	No ODP, however site specific rules could be implemented by a precinct if they haven't been implemented yet.	<p>Minimum of 31 lots for any subdivision plan</p> <p>12.1.3.23 In relation to the Living 1A1 Zone at Lincoln, any new road intersection onto Edward Street is in accordance with the drawing attached as Appendix 16;</p>

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1A2 (Lincoln)	Lincoln	n/a	650	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	n/a	Review Zone	Recommend a ground-truthing review. Area of L1A2 zone appears to have a large non-residential development on it.	n/a	No ODP, however site specific rules could be implemented by a precinct if they haven't been implemented yet.	Minimum of 31 lots for any subdivision plan 12.1.3.24 In relation to the Living 1A2 Zone at Lincoln, any new road intersection onto North Belt is in accordance with the drawing attached as Appendix 17;
Living 1A (Lincoln)	Lincoln	n/a	850	Living 1 outcomes: "spacious character"	Houses are constructed predominantly from brick, and linear weatherboard, with some stone being incorporated for decoration. Materials are modern, and properties appear well maintained. The majority of garages are attached to the dwelling, and located close to the road, making it a dominant feature. Streets are wide and have large grass berms with low kerbs and/or verges . Native swales and stormwater treatment along the streets are a reoccurring feature in this area. Street trees are predominantly native, but some exotic species are present echoing the plant palette of the older areas. Fencing in this area of Lincoln is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	General Residential	The Living 1A zone is applied south of the main business zoned area. Existing allotment sizes align with that of the General Residential Zone. Specific rules for elderly residential care, could be implemented via rules which apply to the entire zone, or by way of a precinct.	n/a	n/a	Minimum of 31 lots for any subdivision plan Restricted Discretionary Activity — Elderly Residential Care
Living 1A4 (Lincoln)	Lincoln	n/a	1,500	Living 1 outcomes: "spacious character"	n/a	Large Lot Residential	The Living 1A4 has been applied to the outer periphery of the township. It is noted that this is between the Living 1A3 and Living Z, and that there may be opportunities for rezoning to General Residential. Currently the existing allotment sizes align with that of the Large Lot Zone. Provides a transition to the rural area.	n/a	n/a	n/a

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living X (Lincoln)	Lincoln	n/a	2,000	Living 1 outcomes: "spacious character"	Houses are constructed predominantly from brick, and linear weatherboard, with some stone being incorporated for decoration. Materials are modern, and properties appear well maintained. The majority of garages are attached to the dwelling, and located close to the road, making it a dominant feature. Fencing in this area of Lincoln is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	Large Lot Residential	The Living X zone is applied north east of the main business zoned area. Existing allotment sizes broadly align with that of the Large Lot Zone. Provides a transition to the rural area. Potential precinct provisions could retain the minimum allotment size if warranted.	n/a	n/a	n/a
Living 2 (Lincoln)	Lincoln	n/a	3,000	Living 2 outcomes: "spacious character"	Houses are constructed predominantly from brick, and linear weatherboard, with some stone being incorporated for decoration. Materials are modern, and properties appear well maintained. The majority of garages are attached to the dwelling, and located close to the road, making it a dominant feature. Streets are wide and have large grass berms with low kerbs and/or verges . Native swales and stormwater treatment along the streets are a reoccurring feature in this area. Street trees are predominantly native, but some exotic species are present echoing the plant palette of the older areas. Fencing in this area of Lincoln is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	Large Lot Residential	The Living 2 zone is applied northeast and southwest of the main business zoned area. Existing allotment sizes align with that of the Large Lot Residential Zone. To the northeast the Living 2 zone provides a transition to the rural area. Potential precinct provisions could retain minimum allotment size if warranted. To the southwest the Living 2 Zone is applied between Living 1A3 and Living Z zones. There could be potential to rezone these areas General Residential upon further investigation.	n/a	n/a	n/a

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Living Z (Lincoln)	Lincoln	Varies	Varies	Based on ODP areas.	Houses are constructed predominantly from brick, and linear weatherboard, with some stone being incorporated for decoration. Materials are modern, and properties appear well maintained. The majority of garages are attached to the dwelling, and located close to the road, making it a dominant feature. Streets are wide and have large grass berms with low kerbs and/or verges . Native swales and stormwater treatment along the streets are a reoccurring feature in this area. Street trees are predominantly native, but some exotic species are present echoing the plant palette of the older areas. Fencing in this area of Lincoln is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	Medium Density Residential/General Residential	<p>As directed by higher order planning documents, the Living Z zone has been applied to greenfield land along with an ODP. These provisions have a minimum net density along with requirements for Medium Density Housing.</p> <p>Where the Medium Density Housing has been developed the Medium Density Zone could be applied. There may be wider opportunities for the application of this zone where appropriate.</p> <p>The General Residential Zone could be applied to the remaining areas, however it is noted that the density may be lower than what is developed, and it is recommended that wider opportunities for the Medium Density Residential Zone are investigated.</p>	Opportunities to uplift the ODP once development has occurred should be investigated	Lincoln ODP Area 1 Lincoln ODP Area 2 Lincoln ODP Area 3 Lincoln ODP Area 4 Lincoln ODP Area 5 Lincoln ODP Area 6 Lincoln ODP Area 7	<p>Low Density: Average allotment size of 600m and a minimum individual allotment size of 500m</p> <p>Medium Density (Small-lot): Maximum average allotment size of 500m , with a minimum individual allotment size of 400m</p> <p>Medium Density (Comprehensive): Maximum average allotment size of 350m , with no minimum site size.</p> <p>– Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 37; and</p> <p>– Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.</p>
Living 1 (Prebbleton)	Prebbleton	n/a	800	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses in this area are constructed from a variety of different materials including timber, brick, concrete block and plaster, and are mostly well maintained. There are a variety of different colours and finishes, but generally a similar design and layout. Garages are generally attached to the house and are a dominant feature on the property. They are commonly located at the forefront of the section, and are close to the street. Fencing in this area of Prebbleton is typically constructed from timber pailings, 1.8 - 2.0 metres high, although there are varying styles and finishes, with some lower fences present.	General Residential	The Living 1 zone applies adjoining the business zone of Prebbleton. Allotment size aligns with that of a general residential development. Area specific rules could be implemented by a precinct.	Area specific rules could be implemented by a precinct, due to the comprehensive provisions. This area could be rezoned to Medium Density Residential due to the proximity of the zone to the business zone.	n/a	12.1.3.29 In the Living 1A, 1A1, 1A2, 1A3, 1A6, LX, 2A and 3 zones in Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plans in Appendix 19; and

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1A1 (Prebbleton)	Prebbleton	n/a	800	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses in this area are constructed from a variety of different materials including timber, brick, concrete block and plaster, and are mostly well maintained. There are a variety of different colours and finishes, but generally a similar design and layout. Garages are generally attached to the house and are a dominant feature on the property. They are commonly located at the forefront of the section, and are close to the street. Fencing in this area of Prebbleton is typically constructed from timber pailings, 1.8 - 2.0 metres high, although there are varying styles and finishes, with some lower fences present.	General Residential	The Living 1A1 Zone has been applied close to the business zone, adjacent to Living Z and Living X zoned areas. Existing allotment sizes align with that of the Large Lot Residential Zone. Area specific rules could be implemented by a precinct.	Could be implemented by a precinct, due to the comprehensive provisions	Prebbleton	12.1.3.29 In the Living 1A, 1A1, 1A2, 1A3, 1A6, LX, 2A and 3 zones in Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plans in Appendix 19;
Living 1A2 (Prebbleton)	Prebbleton	n/a	800	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses in this area are constructed from a variety of different materials including timber, brick, concrete block and plaster, and are mostly well maintained. There are a variety of different colours and finishes, but generally a similar design and layout. Garages are generally attached to the house and are a dominant feature on the property. They are commonly located at the forefront of the section, and are close to the street. Fencing in this area of Prebbleton is typically constructed from timber pailings, 1.8 - 2.0 metres high, although there are varying styles and finishes, with some lower fences present.	General Residential	The Living 1A2 zone is applied south of the business zone. Allotment size aligns with that of a general residential development. Area specific rules could be implemented by a precinct.	Could be implemented by a precinct, due to the comprehensive provisions	n/a	No more than 10% at less than 700m2 12.1.3.29 In the Living 1A, 1A1, 1A2, 1A3, 1A6, LX, 2A and 3 zones in Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plans in Appendix 19;
Living 1A3 (Prebbleton)	Prebbleton	n/a	800	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses in this area are constructed from a variety of different materials including timber, brick, concrete block and plaster, and are mostly well maintained. There are a variety of different colours and finishes, but generally a similar design and layout. Garages are generally attached to the house and are a dominant feature on the property. They are commonly located at the forefront of the section, and are close to the street. Fencing in this area of Prebbleton is typically constructed from timber pailings, 1.8 - 2.0 metres high, although there are varying styles and finishes, with some lower fences present.	General Residential	The Living 1A3 zone is applied west of the business zoned area, between an area Living X. Allotment size aligns with that of the General Residential Zone. Area specific rules could be implemented by a precinct.	Could be implemented by a precinct, due to the comprehensive provisions	n/a	No more than 10% at less than 700m ²

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1A4 (Prebbleton)	Prebbleton	n/a	800	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses in this area are constructed from a variety of different materials including timber, brick, concrete block and plaster, and are mostly well maintained. There are a variety of different colours and finishes, but generally a similar design and layout. Garages are generally attached to the house and are a dominant feature on the property. They are commonly located at the forefront of the section, and are close to the street. Fencing in this area of Prebbleton is typically constructed from timber pailings, 1.8 - 2.0 metres high, although there are varying styles and finishes, with some lower fences present.	General Residential	The Living 1A4 zone is applied north of the business zoned area. Allotment size aligns with that of the General Residential Zone. Area specific rules could be implemented by a precinct.	Could be implemented by a precinct, due to the comprehensive provisions	n/a	No more than 10% at less than 700m2 12.1.4.57 In the Living 1A4 Zone at Prebbleton, the necessity for the Ministry of Education to acquire part of the zone to accommodate the future needs of Prebbleton Primary School.
Living 1A5 (Prebbleton)	Prebbleton	n/a	800	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses in this area are constructed from a variety of different materials including timber, brick, concrete block and plaster, and are mostly well maintained. There are a variety of different colours and finishes, but generally a similar design and layout. Garages are generally attached to the house and are a dominant feature on the property. They are commonly located at the forefront of the section, and are close to the street. Fencing in this area of Prebbleton is typically constructed from timber pailings, 1.8 - 2.0 metres high, although there are varying styles and finishes, with some lower fences present.	General Residential	The Living 1A5 is applied southwest of the business zoned area. Allotment sizes are larger, but generally align with that of the General Residential Zone. Area specific rules could be implemented by a precinct.	Could be implemented by a precinct, due to the comprehensive provisions	n/a	800m and no more than 10 % at less than 700m. For comprehensive residential development, the minimum average area shall be 350m 12.1.3.31 In the Living 1A5 Zone at Prebbleton, subdivision for comprehensive residential development shall be a restricted discretionary activity where a land use consent for a comprehensive residential development has been obtained.
Living 2 (Prebbleton)	Prebbleton	n/a	5,000	Living 2 outcomes: "spacious character";	n/a	Large Lot Residential	The Living 2/2A zones are applied to the periphery of the township on larger allotments. As these areas are contiguous with the township it is recommended that these areas be rezoned Large Lot Residential zone. If minimum allotment sizes are to be retained where warranted these could be implement by way of a precinct.	n/a	n/a	n/a

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 2A (Prebbleton)	Prebbleton	n/a	5,000	Living 2 outcomes: "spacious character";	Houses in this area are commonly constructed of linear weatherboard, and brick, with some stone being used for decorative purposes. The housing is modern and well maintained, with varying colours and finishes of the materials. Garages are generally attached to the house and are within close proximity to the street, becoming a dominant feature on the property. There are mixed native and exotic species planted along the streets, with gardens being implemented at major intersections, or along major street. Streets are generally wide and have large grass berms with low kerbs and/or verges with swales/planting. There is generally no fencing at the front of the property with tall timber pailing, or trellis fences being constructed in the side yards to create privacy.	Large Lot Residential	The Living 2/2A zones are applied to the periphery of the township on larger allotments. As these areas are contiguous with the township it is recommended that these areas be rezoned Large Lot Residential zone. If minimum allotment sizes are to be retained where warranted these could be implement by way of a precinct.	n/a	n/a	Maximum number of allotments is 32, and on the south side of Trices Road the maximum number of allotments is 8
Living 2 (Blakes Road) (Prebbleton)	Prebbleton	n/a	5,000	Living 2 outcomes: "spacious character";	n/a	Large Lot Residential	The Living 2/2A zones are applied to the periphery of the township on larger allotments. As these areas are contiguous with the township it is recommended that these areas be rezoned Large Lot Residential zone. If minimum allotment sizes are to be retained where warranted these could be implement by way of a precinct.	There could be opportunities for the application of the Large Lot Zone on smaller allotments adjacent to the Living Z zoned area.	n/a	5,000m Subdivision shall proceed in substantial accordance with the development plan in Appendix 19

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living Z (Prebbleton)	Prebbleton	Varies	Varies	Based on ODP areas.	Houses in this area are commonly constructed of linear weatherboard, and brick, with some stone being used for decorative purposes. The housing is modern and well maintained, with varying colours and finishes of the materials. Garages are generally attached to the house and are within close proximity to the street, becoming a dominant feature on the property. There are mixed native and exotic species planted along the streets, with gardens being implemented at major intersections, or along major street. Streets are generally wide and have large grass berms with low kerbs and/or verges with swales/planting. There is generally no fencing at the front of the property with tall timber pailing, or trellis fences being constructed in the side yards to create privacy.	Medium Density Residential/General Residential	<p>As directed by higher order planning documents, the Living Z Zone has been applied to greenfield land along with an ODP. These provisions have a minimum net density along with requirements for Medium Density Housing.</p> <p>Where the Medium Density Housing has been developed the Medium Density Zone could be applied. There may be wider opportunities for the application of this zone where appropriate.</p> <p>The General Residential Zone could be applied to the remaining areas, however it is noted that the density may be lower than what is developed, and it is recommended that wider opportunities for the Medium Density Residential Zone are investigated.</p>	Opportunities to uplift the ODP once development has occurred should be investigated	<p>Prebbleton ODP Area 1</p> <p>Prebbleton ODP Area 2</p> <p>Prebbleton ODP Area 3</p> <p>Prebbleton ODP Area 4</p>	<p>Low Density: Average allotment size of 700m with a minimum individual allotment size of 550m²</p> <p>Medium Density (Small-lot): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m</p> <p>Medium Density (Comprehensive): Maximum average allotment size of 350m², with no minimum site size.</p> <p>– Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 42; and</p> <p>– Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.</p>
Living 1A (Prebbleton)	Prebbleton	n/a		Living 1 outcomes: "spacious character";	n/a	Large Lot Residential	The Living 1A zone is applied south of the business zoned area. Current allotments are larger than that of the Living 1 Zone. The Large Lot Residential zone is recommended.	n/a	n/a	<p>Area A: 1,250m;</p> <p>Area b: 1,000m</p> <p>Area C: 800m</p> <p>In all cases development shall proceed in accordance with the ODP contained in Appendix 19 and shall achieve a minimum net density of 8 households/per hectare once the entire site has been developed.</p> <p>2,000m shall apply to the balance of the zone.</p>

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1A6 (Prebbleton)	Prebbleton	n/a		Living 1 outcomes: "spacious character";	Houses in this area are constructed from a variety of different materials including timber, brick, concrete block and plaster, and are mostly well maintained. There are a variety of different colours and finishes, but generally a similar design and layout. Garages are generally attached to the house and are a dominant feature on the property. They are commonly located at the forefront of the section, and are close to the street. There is minimal landscape development along the street with large gutters, and small grass berms being the most recognisable features. There is no presence of street trees, however the gardens on each of the properties create an established street scene. Fencing in this area of Prebbleton is typically constructed from timber pailings, 1.8 - 2.0 metres high, although there are varying styles and finishes, with some lower fences present.	General Residential/Medium Density Residential	The Living 1A6 zone is applied west of the business zoned area. There is a mix of allotment sizes. Denser allotments could potential be rezoned Medium Density Residential.	n/a	n/a	Area A: 1000m minimum net allotment area; Area B: 600m minimum net allotment area and 900m maximum net allotment area; Area C: 550m minimum average allotment area and 450m minimum net allotment area; and In all cases development shall proceed in accordance with the ODP and shall achieve a minimum density of 10 lots/ha once the entire site has been developed.
Living 2A (The Paddocks) (Prebbleton)	Prebbleton	15,000		Living 2 outcomes: "spacious character";	n/a	Large Lot Residential	The Living 2A (The Paddocks) zoned area consists of very large allotments. May require a precinct to maintain the larger allotment size standard.	Potential to maintain larger allotment size through a precinct.	n/a	n/a
Living 1 (Rolleston)	Rolleston	n/a	750	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses are a variety of different materials , however the predominant materials are linear weatherboard, and brick with varying colours and finishes. Stone has been used as a feature on some of the houses. All houses and sections are well maintained. Garages are commonly attached to the dwelling, located close to the road and footpath, and a dominant feature looking from the street. Fencing in this area of Rolleston is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	General Residential	The Living 1 Zone is widely applied across Rolleston. Existing allotment sizes align with that of a General Residential zone.	n/a	n/a	n/a

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1B	Rolleston	750	1,200	Living 1 outcomes: "spacious character"	Houses are a variety of different materials , however the predominant materials are linear weatherboard, and brick with varying colours and finishes. Stone has been used as a feature on some of the houses. All houses and sections are well maintained. Garages are commonly attached to the dwelling, located close to the road and footpath, and a dominant feature looking from the street. Fencing in this area of Rolleston is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	General Residential/Large Lot Residential	The Living 1B Zone has been applied on the periphery of the township. Whilst the allotments size aligns with that of the large lot zone, some areas could be rezoned to general residential adjacent to areas which have previously been zoned Living Z.	n/a	n/a	n/a
Living 1C	Rolleston	1,000	2,000	Living 1 outcomes: "spacious character"	n/a	General Residential/Large Lot Residential	The Living 1C Zone has been applied within an ODP area. Whilst the allotments size aligns with that of the Large Lot Zone, some areas could be rezoned General Residential.	n/a	ODP over Living 1C	n/a
Living 2	Rolleston	n/a	5,000		n/a	Large Lot Residential	The Living 2 zone in Rolleston has been applied to the west of the township. The zone typically consists of large allotments. It is considered that the Large Lot Zone would be appropriate. If warranted the minimum allotment size could be retained through precinct provisions.	n/a	n/a	n/a
Living 2A	Rolleston	n/a	10,000		n/a	Large Lot Residential	It is recommended that this zoning be reviewed based on the location of Living 2A zoned land adjacent to areas being developed more intensively. Following this review precinct provisions could maintain the minimum allotment size if warranted.	Recommend review of this zoning based on location with the previous Living Z zone.	n/a	n/a

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living Z (Rolleston)	Rolleston	Varies	Varies	Based on ODP areas.	Housing materials are predominately linear weatherboard, and brick, with some decorative stone. Properties are well maintained and modern. Garages are attached to the dwelling, located close to the road and footpath, and a dominant feature looking from the street. There are high levels of landscape development on major streets, and recreation areas. Street landscaping is reasonably well established with mixed species of street trees and native swale / garden implementation. Fencing in this area of Rolleston is typically located only on the side and rear yards ,being constructed from timber pailings, 1.8 - 2.0 metres high.	Medium Density Residential/General Residential	<p>As directed by higher order planning documents, the Living Z Zone has been applied to greenfield land along with an ODP. These provisions have a minimum net density along with requirements for Medium Density Housing.</p> <p>Where the Medium Density Housing has been developed the Medium Density Zone could be applied. There may be wider opportunities for the application of this zone where appropriate.</p> <p>The General Residential Zone could be applied to the remaining areas, however it is noted that the density may be lower than what is developed, and it is recommended that wider opportunities for the Medium Density Residential Zone are investigated.</p>	Opportunities to uplift the ODP once development has occurred should be investigated	Rolleston ODP Area 1 Rolleston ODP Area 3 Rolleston ODP Area 4 Rolleston ODP Area 5 Rolleston ODP Area 6 Rolleston ODP Area 7 Rolleston ODP Area 8 Rolleston ODP Area 9 Rolleston ODP Area 10 Rolleston ODP Area 11 Rolleston ODP Area 12 Rolleston ODP Area 13	<p>Low Density: Average allotment size of 650m2 with a minimum individual allotment size of 550m2</p> <p>Medium Density (Small-lot): Maximum average allotment size of 500m2, with a minimum individual allotment size of 400m 2</p> <p>Medium Density (Comprehensive): Maximum average allotment size of 350m2, with no minimum site size.</p> <p>– Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 38; and</p> <p>– Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.</p>
Living 1A	Rolleston	300			Houses are a variety of different materials , however the predominant materials are linear weatherboard, and brick with varying colours and finishes. Stone has been used as a feature on some of the houses. All houses and sections are well maintained. Garages are commonly attached to the dwelling, located close to the road and footpath, and a dominant feature looking from the street. Fencing in this area of Rolleston is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	Medium Density Residential	It is considered that Medium Density Residential zone will achieve the same outcomes in the Living 1A zone.	Further opportunities for application of the Medium Density Residential Zone could be investigated around business zoned areas.	n/a	n/a

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1 (Sheffield)	Sheffield	n/a	800	Living 1 outcomes: "spacious character"	Materials commonly used are pastel weatherboard, and brick, with varying finishes and colours. Mixed presence of stewardship with some sections being well maintained, while others are not. Garages are generally detached and located further back from the road than the dwelling. Low timber or plaster fencing, with varying colours and finishes.	Rural Settlement	There is no business zoned area in Sheffield. Therefore the Rural Settlement Zone is recommended.	Encourage any land rezoned for new residential or business development to occur north of the existing Living 1 Zone boundaries at Sheffield; north of the existing Living 1 Zone at Waddington; and south of the existing Living 1 Zone at Sheffield, but not on to the base of the Malvern Hills.	n/a	The size needed for on-site effluent disposal
Living 1A (Sheffield)	Sheffield	n/a	800	Living 1 outcomes: "spacious character"	n/a	Rural Settlement	There is no business zoned area in Sheffield. Therefore the Rural Settlement Zone is recommended.	n/a	n/a	The size needed for on-site effluent disposal
Living 1 (Southbridge)	Southbridge	n/a	650	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses are generally made from weatherboard or brick materials. Houses are old but the majority are well kept. Some have been modernised and re-painted. Garages are generally separate and set back from the house, anywhere between 5-40 m from the property boundary with no consistent pattern. Driveways are generally long gravel or concrete driveways. There are several large street trees along many of the streets with wide grass berms and a large amount of vegetation within properties. Silver birch trees are a dominant species along key roads. Streets vary between having developed kerbs and no kerbs. Varies between low, high or no fencing. The fences in this area vary with no consistent pattern, however most are made from timber with a smaller number being corrugated iron or chain link.	General Residential/Large Lot Residential	The Living 1 zone is applied around the business zoned areas in Southbridge. Allotment size aligns with that of the General Residential Zone. The Large Lot Residential Zone should be applied to allotments which are un-serviced.	Ensure that any land rezoned for new residential or business development in the existing Living 1 Zone along Gordon Street and High Street, does not create or exacerbate a flooding hazard.	n/a	n/a
Living 1 (Springfield)	Springfield	n/a	800	Living 1 outcomes: "spacious character"	Materials common to the area are white / pastel weatherboard, and brick with varying colours and finishes. Mixed presence of stewardship with some sections being well maintained, while others are not. Garages are commonly detached and at the rear of the section, set further back from the road than the dwelling. Low timber fencing is common to the area with varying colours and finishes. Plants are also used as methods of fencing along the boundary.	Rural Settlement	There is no business zoned area in Springfield. Therefore the Rural Settlement Zone is recommended.	n/a	n/a	The size needed for on-site effluent disposal

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1 (Springston)	Springston	n/a	800	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Pre-1995 houses are generally weatherboard with corrugated iron roofs that look weathered. Post-1995 houses are a range of materials including concrete block, plaster and brick and are all of a similar design with a high building standard. Garages are generally attached to the house for both the older and newer houses with some exceptions within the older housing. The garages vary between being slightly set back, slightly set forward or in line with the house. Varies between low, high or no fencing within the older development areas with no consistent pattern. New development areas generally have no fencing in front with timber fences between properties.	Rural Settlement	There is not business zoned area within Springston, although the close proximity to Lincoln is noted. The Rural Settlement Zone would provide for some small-scale commercial and community services.	n/a	n/a	n/a
Living 1A (Springston)	Springston	n/a	800	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system; Site specific access point rule	Pre-1995 houses are generally weatherboard with corrugated iron roofs that look weathered. Post-1995 houses are a range of materials including concrete block, plaster and brick and are all of a similar design with a high building standard. Garages are generally attached to the house for both the older and newer houses with some exceptions within the older housing. The garages vary between being slightly set back, slightly set forward or in line with the house. Varies between low, high or no fencing within the older development areas with no consistent pattern. New development areas generally have no fencing in front with timber fences between properties.	Rural Settlement	There is no business zoned area within Springston, although the close proximity is noted. The Rural Settlement Zone would provide for some small-scale commercial and community services.	n/a	No ODP, however site specific rules could be implemented by a precinct if they haven't been implemented yet.	In relation to the Living 1A Zone at Springston: (a) only one access point is provided to Ellesmere Junction Road (b) when the single access point is created, the following formation aspects are developed on Ellesmere Junction Road: Southern side: a 2.5 metre wide deceleration lane consisting of two 50 metre long taper lengths and a 50 metre straight Northern side: a 2.5 metre wide deceleration lane consisting of two 50 metre long taper lengths and a 30 metre straight; and
Living 2A (Tai Tapu)	Tai Tapu	n/a	800	Living 2 outcomes: "spacious character"; larger allotment; Requires connection to reticulated sewage treatment and disposal system;	n/a	Rural Settlement	Currently there is no business zoned area within Tai Tapu. If a business zone is applied, the Large Lot Residential Zone is recommended.	Avoid rezoning land for new residential or business development along both sides of SH75.	n/a	Erecting any dwelling or other principal building on land located in the Living 1A or 2A zones at Tai Tapu where the minimum floor level is less than 6.93m above mean sea level shall be a restricted discretionary activity.

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1A (Tai Tapu)	Tai Tapu	n/a	5,000	Living 1 outcomes: "spacious character"	n/a	Rural Settlement	Currently there is no business zoned area within Tai Tapu. If a business zone is applied, the General Residential Zone is recommended.	n/a	n/a	Erecting any dwelling or other principal building on land located in the Living 1A or 2A zones at Tai Tapu where the minimum floor level is less than 6.93m above mean sea level shall be a restricted discretionary activity.
Living 1 (Waddington)	Waddington	n/a	800	Living 1 outcomes: "spacious character"	Materials are predominantly weatherboard and brick with various colours and finishes. Front yards are commonly over grown with established plants, however sections are generally well maintained. Garages are detached and located further back from the road than the dwelling. Street trees and general landscaping is not present, however being a rural area shelter belts are a prominent feature with varying exotic species. Predominant material is timber with varying heights, colours, and finishes. Plants are often used as screens instead of fencing.	Rural Settlement	There is no business zoned area in Waddington. Therefore the Rural Settlement Zone is recommended.	Encourage any land rezoned for new residential or business development to occur north of the existing Living 1 Zone boundaries at Sheffield; north of the existing Living 1 Zone at Waddington; and south of the existing Living 1 Zone at Sheffield, but not on to the base of the Malvern Hills.	n/a	The size needed for on-site effluent disposal
Living 1 (West Melton)	West Melton	n/a	1,000	Living 1 outcomes: "spacious character"	Materials common in this area are brick, and weatherboard with varying finishes. Sections are generally well maintained. Garages are equally seen detached and attached to the dwellings. Detached garages are located at the rear of the section, while the attached / semi-detached garages are located close to the road and dwelling entranceway. Typical fencing seen in this area is constructed of timber with varying colours, heights, and finishes. Some sections however do not have fencing in the front yard.	General Residential/Large Lot Residential	<p>The Living 1 zone is applied north and west of the business zoned area, and is adjoined by the Living WM zone.</p> <p>The General Residential Zone is recommended due to the proximity to the business zoned area. If there are un-serviced sites, the Large Lot Residential Zone is recommended.</p>	Promote new residential areas in West Melton that maintain the lower residential density of the existing village, where practical, whilst providing for the efficient and effective development of the Living WM zone.	n/a	n/a
Living 1B (West Melton)	West Melton	n/a	2,800		Common materials used in this area are linear weatherboard, brick, and plaster with varying colours, and finishes. The sections are well maintained and cared for. Garages are mostly attached to the dwellings, and in close proximity to the street and dwelling entranceway. High level of development in communal recreation areas, however low landscape development in the streets. Mainly exotic tree species, and native swales. Fencing in this area of West Melton is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	Large Lot Residential	<p>The Living 1B zone is applied to the northwest of the business zoned area. The allotment sizes are larger than that of the Living 1 zoned areas.</p> <p>The Large Lot Residential Zone is recommended.</p>	n/a	n/a	n/a

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 2 (West Melton)	West Melton	n/a	5,000		n/a	Large Lot Residential	The Living 2 zone is applied south of the business zone. There are a mix of allotment sizes. Larger allotment size could be controlled by way of a precinct.	n/a	n/a	where the minimum floor level is less than 6.93m above mean sea level shall be a restricted discretionary activity.
Living 2A (West Melton)	West Melton	n/a			n/a	Large Lot Residential	The Living 2A zone is applied south of the business zoned area. There are a mix of allotment sizes. Larger allotments could be controlled by way of a precinct.	n/a	n/a	Maximum number of allotments is 10, and a minimum allotment size of 1 ha.
Living WM Medium Density (West Melton)	West Melton	500			Materials commonly used in this area are linear weatherboard, brick, and stone with various colours and finishes. High presence of stewardship with well maintained sections. Garages are mostly attached to the dwellings, and in close proximity to the street and dwelling entranceway. High levels of landscape development have been implemented in this area. Native swales, street trees, and nearby recreation reserves are some prominent examples of this. Fencing in this area of West Melton is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	Medium Density Residential/General Residential	The Living WM zone is applied west of the business zoned area. Potential opportunity for the application of the Medium Density Residential Zone, where this type of development is encouraged. Application of the General Residential Zone is recommended to the remaining areas.	n/a	n/a	Minimum lot area of 500m and maximum lot area of 3000m (Appendix 20A). So that a total of 292 allotments must be achieved across the whole Living WM Zone
Living WM Low Density (West Melton)	West Melton	3,000			Materials commonly used in this area are linear weatherboard, brick, and stone with various colours and finishes. High presence of stewardship with well maintained sections. Garages are mostly attached to the dwellings, and in close proximity to the street and dwelling entranceway. High levels of landscape development have been implemented in this area. Native swales, street trees, and nearby recreation reserves are some prominent examples of this. Fencing in this area of West Melton is typically located only on the side and rear yards, being constructed from timber pailings, 1.8 - 2.0 metres high.	Large Lot Residential	The Living WM zone is applied west of the business zoned area. Application of the Large Lot Residential zone is recommended along the periphery of the township.	n/a	n/a	Minimum lot area of 3000m and maximum lot area of 5000m (Appendix 20A). So that a total of 292 allotments must be achieved across the whole Living WM Zone

SDP Zone	Township	Minimum Lot Size (m ²)	Average Lot Size (m ²) (Not Less Than)	Outcomes	Character Assessment Comments	Recommended Zone	Rationale for Recommended Zone	Other Comments/Notes	ODP (Refer to ODPs in the District Plan)	Specific Rules
Living 1 (Whitecliffs)	Whitecliffs	n/a	800	Living 1 outcomes: "spacious character"	Materials common to the area are white / pastel weatherboard, or red brick. There is a mixed presence of stewardship with some sections being well maintained, while others are not. Garages are mostly detached and set at the rear of the section, further away from the road than the dwelling. Some newer houses have garages attached. Fencing is generally low to mid height, and constructed of timber with varying colours and finishes.	Rural Settlement	There is no business zoned area in Whitecliffs, the proximity to South Malvern, Glentunnel and Coalgate is also noted. Therefore the Rural Settlement Zone is recommended.	Ensure any land rezoned for new residential or business development does not create or exacerbate: Inundation from stormwater running off the Malvern Hills ; Landslip from the Malvern Hills ; or Erosion of the Selwyn River/Waikirikiri Terrace on the south side of Whitecliffs Road.	n/a	The size needed for on-site effluent disposal
Living X (Prebbleton)		n/a	800	Living 1 outcomes: "spacious character"; Requires connection to reticulated sewage treatment and disposal system	Houses in this area are commonly constructed of linear weatherboard, and brick, with some stone being used for decorative purposes. The housing is modern and well maintained, with varying colours and finishes of the materials. Garages are generally attached to the house and are within close proximity to the street, becoming a dominant feature on the property. There are mixed native and exotic species planted along the streets, with gardens being implemented at major intersections, or along major street. Streets are generally wide and have large grass berms with low kerbs and/or verges with swales/planting. There is generally no fencing at the front of the property with tall timber pailing, or trellis fences being constructed in the side yards to create privacy.	General Residential	The Living X zone is widely applied in Prebbleton, generally around the business zoned area. The General Residential Zone is recommended.	n/a	n/a	n/a

Appendix E Broad Overview of Mapping (Examples)

DRAFT



Legend

- Medium Density Residential
- General Residential
- Large Lot Residential
- Existing Living Zone Boundaries

Indicative opportunities to apply the Medium Density Residential Zone adjacent to the business zoned area

Indicative opportunities to apply the Medium Density Residential Zone within the existing Living Z Zoned areas.

0 0.1 0.2 0.4 0.6 0.8 Miles

Land Information New Zealand, Eagle Technology



Indicative opportunities to apply the Medium Density Residential Zone adjacent to the business zoned area in areas currently zoned Living 1A3 and Living 1

Opportunities to apply the Medium Density Residential Zone within the existing Living Z Zoned areas.

Review areas currently zoned Living 2 between the existing Living 1A3 and Living Z zoned areas

Legend

- Medium Density Residential
- General Residential
- Large Lot Residential
- Existing Living Zone Boundaries

00.075 0.15 0.3 0.45 0.6

Land Information New Zealand, Eagle Technology



Indicative opportunities
to apply the Medium
Density Residential Zone
adjacent to the business
zoned area

Mix of General
Residential and Large Lot
Residential

Legend

- Medium Density Residential
- General Residential
- Large Lot Residential
- Existing Living Zone Boundaries

0 0.05 0.1 0.2 0.3 0.4
Miles

Land Information New Zealand, Eagle Technology

Appendix F Example Provisions of Residential Zones from Second Generation Plans

Table F9-1: Medium Density Residential Zone

Provision	Example			
Zone Description	<p>This zone will be developed as medium density residential neighbourhood around town centres or near a main transport corridor/node.</p> <p>The zone will provide for a range of residential dwellings giving housing choice, including detached and semi-detached dwellings, duplexes, town houses, terraced houses and infill development. Residential complexes may incorporate some areas of private open space with opportunities for landscaping. Intensity of development is usually higher, or intended to transition to be higher than that which normally applies to a general residential zone.</p> <p>The dominant character of this zone is expected to be medium density built forms of up to 3 storeys with a residential net density of around 15-25 dwellings per hectare. The scale of development will be controlled to maintain the overall spacious character of the Selwyn District.</p> <p>This zone primarily provides for residential activities in areas of urban residential character. Home occupations and small scale non-residential activities are provided for where they service the immediate and wider neighbourhood. Common non-residential activities include home businesses, day care centres, health care centres, visitor accommodation and community facilities.</p> <p>Amenity values are those associated with an urban residential character. Setbacks from road boundaries will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the road reserve.</p> <p>Subdivision layout, roads and walkways will be integral to the neighbourhood design with the aim to minimise the need for local vehicle trips. These networks will encourage active transport such as walking and cycling.</p>			
Example Objectives (and source)	Hamilton City District Plan Residential Objectives	Draft New Plymouth District Plan Mixed Housing Residential Zone	Christchurch District Plan Residential Objectives	Auckland Unitary Plan (Operative in part) Residential – Mixed Housing Suburban Zone
	A range of housing types and densities is available to meet the needs of all communities.	The Mixed Housing Residential Zone is predominantly used for residential activities and is predominantly characterised by a variety of housing types and densities.	<p>An increased supply of housing that will:</p> <ul style="list-style-type: none"> enable a wide range of housing types, sizes, and densities, in a manner consistent with Objectives 3.3.4(a) and 3.3.7; meet the diverse needs of the community in the immediate recovery period and longer term, including social housing options; and 	Housing capacity, intensity and choice in the zone is increased.

			<ul style="list-style-type: none"> assist in improving housing affordability. 	
	<p>Residential activities remain the dominant activity in Residential Zones.</p> <p>Activities in Residential Zones are compatible with residential amenity.</p>	<p>The role, function and predominant character of the residential zone is not compromised by non-residential activities.</p>	<p>Residential activities remain the dominant activity in residential zones, whilst also recognising the need to:</p> <ul style="list-style-type: none"> provide for community facilities and home occupations which by their nature and character typically need to be located in residential zones; and restrict other non-residential activities, unless the activity has a strategic or operational need to locate within a residential zone or is existing guest accommodation on defined sites. 	<p>Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.</p>
	<p>Residential development produces good on-site amenity.</p>	<p>Residential buildings provide occupants and neighbours with high amenity living environments.</p> <p>Adverse effects of activities are managed to maintain residential amenity</p>	<p>High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect the Ngāi Tahu heritage of Ōtautahi.</p>	<p>Development provides quality on-site residential amenity for residents and adjoining sites and the street.</p>
	<p>The development contributes to good neighbourhood amenity as the area matures</p>	<p>Streetscapes, natural features, residential character and/or amenity are not compromised by adverse changes to landform and incompatible built form.</p>		<p>Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).</p>
Example Policies (and source)	Hamilton City District Plan Residential Policies	Draft New Plymouth District Plan Mixed Housing Residential Zone	Christchurch District Plan Residential Policies	Auckland Unitary Plan (Operative in part) Residential – Mixed Housing Suburban Zone
	<p>A variety of housing densities and types should be developed, consistent with the:</p> <p>i. Capacity of the existing infrastructure.</p>	<p>Only allow multi-unit developments where:</p> <p>high quality on-site amenity can be achieved;</p> <p>the proportions or topography of the site mean that it is possible to</p>	<p>Provide for the following distribution of different areas for residential development, in accordance with the residential zones identified and characterised in Table 14.2.1.1a, in a manner that ensures:</p>	<p>Enable a variety of housing types including integrated residential development such as retirement villages.</p>

<p>ii. Target densities promoted by Future Proof and the Regional Policy Statement.</p> <p>Specifically this means achieving, as a minimum, the following average gross density targets (excluding transport corridors) over time in the Residential zones.</p> <ol style="list-style-type: none"> 1. 16 dwellings per hectare for development (excluding the identified Large Lot Residential Areas). 2. 30 dwellings per hectare for identified intensification areas. <p>Higher-density residential development should be located within and close to the Central City, suburban and neighbourhood centres, tertiary education facilities and hospital, and in areas serviced by passenger transport.</p>	<p>maximise development without generating unreasonable adverse effects on the amenity of adjoining sites and the surrounding area; and</p> <p>the development can be adequately serviced and/or infrastructure upgraded to meet the needs of the development.</p>	<p>...</p> <p>iii. medium density residential development in and near identified commercial centres in existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and open spaces, that achieves an average net density of at least 30 households per hectare for intensification development;</p> <p>iv a mix of low and medium residential density development in greenfield neighbourhoods, that achieves a net density (averaged over the Outline development plan) of at least 15 households per hectare;</p> <p>...</p>	
<p>The size and scale of buildings and structures shall be compatible with the locality.</p> <p>Buildings should be designed so they do not physically dominate or adversely affect the residential character of the neighbourhood.</p>	<p>Maintain the role, function and predominant character of the residential zones by controlling the effects of:</p> <ul style="list-style-type: none"> building height, bulk and location; site coverage and private outdoor space; setbacks from boundaries; and building recession planes. <p>Require buildings to achieve high quality on-site amenity by:</p> <ul style="list-style-type: none"> ensuring a reasonable level of sunlight access and privacy is provided for; 	<p>Ensure, consistent with the zone descriptions in Table 14.2.1.1a, that:</p> <p>...</p> <p>medium density areas are characterised by medium scale and density of buildings with predominantly two or three storeys, including semi-detached and terraced housing and low rise apartments, and landscaping in publicly visible areas, while accepting that access to sunlight and privacy may be limited by the anticipated density of development and that innovative approaches to comprehensively designed, high quality, medium density residential development are also encouraged in accordance with Policy 14.2.4.2.</p>	<p>Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:</p> <ul style="list-style-type: none"> (a) limiting the height, bulk and form of development; (b) managing the design and appearance of multiple-unit residential development; and (c) requiring sufficient setbacks and landscaped areas.

	<ul style="list-style-type: none"> providing sufficient separation distances between buildings to avoid adverse enclosure and dominance effects; creating private, usable outdoor spaces of a sufficient size to maintain amenity for residents; and <p>ensuring buildings are in general accordance with the Residential Design Guide.</p>		
<p>Residential design shall achieve quality on-site amenity by providing:</p> <p>i. Private, useable outdoor living areas.</p> <p>ii. Access to sunlight and daylight throughout the year.</p> <p>iii. Adequate service areas to accommodate typical residential living requirements.</p> <p>iv. Insulation to minimise adverse noise effects.</p> <p>v. Parking and manoeuvring areas on-site to meet the needs, safety and convenience of residents.</p> <p>vi. Energy-efficient and sustainable design technologies where compatible with the scale and form of residential development.</p> <p>Residential sites adjacent to public space shall achieve visual and physical connectivity to these areas.</p>	<p>Require that buildings reinforce the spacious qualities of the residential setting and maintain amenity for surrounding properties and public places by:</p> <p>ensuring that the siting, scale and intensity of the building is compatible with surrounding development patterns and neighbourhood character;</p> <p>ensuring that the building appearance is compatible with the residential setting;</p> <p>protecting visual amenity by maintaining a relatively low building height;</p> <p>ensuring space between buildings by requiring private outdoor space and controlling building site coverage;</p> <p>protecting visual amenity by controlling the placement of accessory buildings in front yards;</p> <p>increasing the opportunities for landscaping and permeable surface areas by controlling the amount of hard surfacing used; and</p> <p>where possible, retaining visually prominent trees, bush and</p>	<p>Facilitate the contribution of individual developments to high quality residential environments in all residential areas (as characterised in Table 14.2.1.1a), through design:</p> <ul style="list-style-type: none"> reflecting the context, character, and scale of building anticipated in the neighbourhood; contributing to a high quality street scene; providing a high level of on-site amenity; minimising noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity; providing safe, efficient, and easily accessible movement for pedestrians, cyclists, and vehicles; and incorporating principles of crime prevention through environmental design. 	<p>Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.</p> <p>Encourage development to achieve attractive and safe streets and public open spaces including by:</p> <p>(a) providing for passive surveillance</p> <p>(b) optimising front yard landscaping</p> <p>(c) minimising visual dominance of garage doors.</p>

		established landscaping that contribute to the amenity of the site and/or neighbourhood.		
	Non-residential activities should not establish in residential areas, unless the adverse effects on all zones are avoided, remedied or mitigated.	<p>Only allow non-residential activities that are potentially compatible with the role, function and predominant character of the residential zones if they are located appropriately having regard to the effects of the activity, and:</p> <p>the purpose of the activity and whether it services neighbourhood needs and/or enhances social connectivity;</p> <p>the scale of the activity and whether the site design and layout is compatible with the character and amenity of the residential area;</p> <p>whether the activity is close to and accessible to existing centres and not in isolated locations;</p> <p>the potential to undermine the viability of a nearby centre; and</p> <p>the availability of adequate existing and/or planned infrastructure to service the activity.</p>	<p>Ensure that non-residential activities do not have significant adverse effects on residential coherence, character, and amenity.</p> <p>Enable community activities and community facilities within residential areas to meet community needs and encourage co-location and shared use of community facilities where practicable.</p> <p>Enable larger scale community activities and community facilities within defined arterial locations that:</p> <ul style="list-style-type: none"> • are within walking distance of the Central City and suburban commercial centres; • front onto core public transport routes; and • are not dominated by residential development. <p>Enable existing non-residential activities to continue and support their redevelopment and expansion provided they do not:</p> <ul style="list-style-type: none"> • have a significant adverse effect on the character and amenity of residential zones; or • undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a. 	<p>Provide for non-residential activities that:</p> <p>(a) support the social and economic well-being of the community;</p> <p>(b) are in keeping with the with the scale and intensity of development anticipated within the zone;</p> <p>(c) avoid, remedy or mitigate adverse effects on residential amenity; and</p> <p>(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.</p>
Rules for Use and Development	It is recommended to list all of residential activities and development activities such as additions and alterations individually in a table with the activity status and link to the applicable standards.			

Standards
(Example, these will
require refinement)

Allotment size: 300m² – 400 m²;

Density: 1 or 2 dwellings as a permitted activity. More by way of resource consent (restricted discretionary activity);

Site coverage: 45 per cent

Building height: 8 m (potentially 10m for 3 storeys)

Recession plane: 2.5 m (angle based on orientation of site)

Setbacks: 3 m Front, 1 m Side, 1 m Rear (variation for garages).

Outdoor living space: minimum area 50 m² and a minimum dimension of 4 m.

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Table F-2: General Residential Zone

Provision	Example			
Zone Description	<p>This zone will be developed as low density residential neighbourhood within established townships adjacent to the Medium Density Residential Zone or local centres in smaller townships.</p> <p>The zone will provide for predominately detached residential dwellings and may include other low-moderate scale residential unit types including minor residential units, attached or terraced houses and infill development.</p> <p>The dominant character of this zone is expected to be low density built forms of up to 2 storeys with a residential net density of around 10-15 dwellings per hectare. The scale of development will be controlled to maintain the overall spacious character of the Selwyn District.</p> <p>This zone primarily provides for residential activities in areas of low density development. Home occupations and small scale non-residential activities are provided for where they service the immediate and wider neighbourhood. Common non-residential activities include home businesses, day care centres, health care centres, visitor accommodation and community facilities.</p> <p>Amenity values are those associated with a low density residential character. Setbacks from road boundaries will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the road reserve.</p> <p>Subdivision layout, roads and walkways will be integral to the neighbourhood design with the aim to minimise the need for local vehicle trips. These networks will encourage active transport such as walking and cycling.</p> <p>Allotments are to be connected to reticulated services such as wastewater.</p>			
Example Objectives (and source)	Hamilton City District Plan Residential Objectives (Generic – apply to all residential zones, supplemented by specific policies)	Draft New Plymouth District Plan General Residential Zone	Christchurch District Plan Residential Objectives (Generic – apply to all residential zones, supplemented by specific policies)	Auckland Unitary Plan (Operative in part) Residential – Single House Zone
	A range of housing types and densities is available to meet the needs of all communities.	The General and Large Lot Residential zones are predominantly used for residential activities and are predominantly characterised by low density residential housing.	<p>An increased supply of housing that will:</p> <ul style="list-style-type: none"> enable a wide range of housing types, sizes, and densities, in a manner consistent with Objectives 3.3.4(a) and 3.3.7; meet the diverse needs of the community in the immediate recovery period and longer term, including social housing options; and 	Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.

			<ul style="list-style-type: none">assist in improving housing affordability.	
Residential activities remain the dominant activity in Residential Zones. Activities in Residential Zones are compatible with residential amenity.	The role, function and predominant character of the residential zone is not compromised by non-residential activities.	Residential activities remain the dominant activity in residential zones, whilst also recognising the need to: <ul style="list-style-type: none">provide for community facilities and home occupations which by their nature and character typically need to be located in residential zones; andrestrict other non-residential activities, unless the activity has a strategic or operational need to locate within a residential zone or is existing guest accommodation on defined sites.	Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.	
Residential development produces good on-site amenity.	Residential buildings provide occupants and neighbours with high amenity living environments. Adverse effects of activities are managed to maintain residential amenity	High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect the Ngāi Tahu heritage of Ōtautahi.	Development provides quality on-site residential amenity for residents and for adjoining sites and the street.	
The development contributes to good neighbourhood amenity as the area matures	Streetscapes, natural features, residential character and/or amenity are not compromised by adverse changes to landform and incompatible built form.	Residential activities remain the dominant activity in residential zones, whilst also recognising the need to: <ul style="list-style-type: none">provide for community facilities and home occupations which by their nature and character typically need to be located in residential zones; andrestrict other non-residential activities, unless the activity has a strategic or operational need to locate within a residential	Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.	

			zone or is existing guest accommodation on defined sites.	
Example Policies (and source)	Hamilton City District Plan Residential Policies (Generic – apply to all residential zones, supplemented by specific policies)	Draft New Plymouth District Plan General Residential Zone	Christchurch District Plan Residential Policies (Generic – apply to all residential zones, supplemented by specific policies)	Auckland Unitary Plan (Operative in part) Residential – Single House Zone
	<p>A variety of housing densities and types should be developed, consistent with the:</p> <ul style="list-style-type: none"> i. Capacity of the existing infrastructure. ii. Target densities promoted by Future Proof and the Regional Policy Statement. <p>Specifically this means achieving, as a minimum, the following average gross density targets (excluding transport corridors) over time in the Residential zones.</p> <ul style="list-style-type: none"> 1. 16 dwellings per hectare for development (excluding the identified Large Lot Residential Areas). 2. 30 dwellings per hectare for identified intensification areas. <p>Higher-density residential development should be located within and close to the Central City, suburban and neighbourhood centres, tertiary education facilities and hospital, and in areas serviced by passenger transport.</p>	<p>Allow activities that are compatible with the role, function and predominant character of the residential zones, including:</p> <ul style="list-style-type: none"> • residential activities; • papakainga housing; and • home occupations. 	<p>Provide for the following distribution of different areas for residential development, in accordance with the residential zones identified and characterised in Table 14.2.1.1a, in a manner that ensures:</p> <ul style="list-style-type: none"> ... iv. a mix of low and medium residential density development in greenfield neighbourhoods, that achieves a net density (averaged over the Outline development plan) of at least 15 households per hectare; ... vi. low density residential environments in other existing suburban residential areas and in the residential areas of Banks Peninsula, and in small settlements are maintained, but limited opportunities are provided for smaller residential units that are compatible with the low density and township suburban environment; and... 	
	<p>The size and scale of buildings and structures shall be compatible with the locality.</p>	<p>Maintain the role, function and predominant character of the</p>	<p>Ensure, consistent with the zone descriptions in Table 14.2.1.1a, that:</p>	<p>Require an intensity of development that is compatible with either the existing suburban built character</p>

	<p>Buildings should be designed so they do not physically dominate or adversely affect the residential character of the neighbourhood.</p>	<p>residential zones by controlling the effects of:</p> <ul style="list-style-type: none"> • building height, bulk and location; • site coverage and private outdoor space; • setbacks from boundaries; and building recession planes. <p>Require buildings to achieve high quality on-site amenity by:</p> <ul style="list-style-type: none"> • ensuring a reasonable level of sunlight access and privacy is provided for; • providing sufficient separation distances between buildings to avoid adverse enclosure and dominance effects; • creating private, usable outdoor spaces of a sufficient size to maintain amenity for residents; and • ensuring buildings are in general accordance with the Residential Design Guide. 	<p>low density residential areas are characterised by a low scale open residential environment with predominantly one or two storey detached or semi-detached housing, and significant opportunities for landscaping and good access to sunlight and privacy are maintained;</p>	<p>where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.</p> <p>Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites.</p>
	<p>Residential design shall achieve quality on-site amenity by providing:</p> <ol style="list-style-type: none"> Private, useable outdoor living areas. Access to sunlight and daylight throughout the year. Adequate service areas to accommodate typical residential living requirements. Insulation to minimise adverse noise effects. 	<p>Require that buildings reinforce the spacious qualities of the residential setting and maintain amenity for surrounding properties and public places by:</p> <ul style="list-style-type: none"> • ensuring that the siting, scale and intensity of the building is compatible with surrounding development patterns and neighbourhood character; • ensuring that the building appearance is compatible with the residential setting; 	<p>Facilitate the contribution of individual developments to high quality residential environments in all residential areas (as characterised in Table 14.2.1.1a), through design:</p> <ul style="list-style-type: none"> • reflecting the context, character, and scale of building anticipated in the neighbourhood; • contributing to a high quality street scene; 	<p>Require development to:</p> <ol style="list-style-type: none"> be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to

<p>v. Parking and manoeuvring areas on-site to meet the needs, safety and convenience of residents.</p> <p>vi. Energy-efficient and sustainable design technologies where compatible with the scale and form of residential development.</p> <p>Development in the General Residential and Large Lot Residential Zones should not detract from or degrade the existing character of the surrounding area.</p> <p>Residential sites adjacent to public space shall achieve visual and physical connectivity to these areas.</p>	<ul style="list-style-type: none"> • protecting visual amenity by maintaining a relatively low building height; • ensuring space between buildings by requiring private outdoor space and controlling building site coverage; • protecting visual amenity by controlling the placement of accessory buildings in front yards; • increasing the opportunities for landscaping and permeable surface areas by controlling the amount of hard surfacing used; and • where possible, retaining visually prominent trees, bush and established landscaping that contribute to the amenity of the site and/or neighbourhood. 	<ul style="list-style-type: none"> • providing a high level of on-site amenity; • minimising noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity; • providing safe, efficient, and easily accessible movement for pedestrians, cyclists, and vehicles; and • incorporating principles of crime prevention through environmental design. 	<p>two storey dwellings within a generally spacious setting.</p>
<p>Non-residential activities should not establish in residential areas, unless the adverse effects on all zones are avoided, remedied or mitigated.</p>	<p>Only allow non-residential activities that are potentially compatible with the role, function and predominant character of the residential zones if they are located appropriately having regard to the effects of the activity, and:</p> <ul style="list-style-type: none"> • the purpose of the activity and whether it services neighbourhood needs and/or enhances social connectivity; • the scale of the activity and whether the site design and layout is compatible with the character and amenity of the residential area; • whether the activity is close to and accessible to existing 	<p>Ensure that non-residential activities do not have significant adverse effects on residential coherence, character, and amenity.</p> <p>Enable community activities and community facilities within residential areas to meet community needs and encourage co-location and shared use of community facilities where practicable.</p> <p>Enable larger scale community activities and community facilities within defined arterial locations that:</p> <ul style="list-style-type: none"> • are within walking distance of the Central City and suburban commercial centres; 	<p>Provide for non-residential activities that:</p> <p>(a) support the social and economic well-being of the community;</p> <p>(b) are in keeping with the scale and intensity of development anticipated within the zone;</p> <p>(c) avoid, remedy or mitigate adverse effects on residential amenity; and</p> <p>(d) will not detract from the vitality of the Business – City Centre Zone, Business –</p> <p>Metro Centre Zone and the Business – Town Centre Zone</p>

		<p>centres and not in isolated locations;</p> <ul style="list-style-type: none"> the potential to undermine the viability of a nearby centre; and the availability of adequate existing and/or planned infrastructure to service the activity. 	<ul style="list-style-type: none"> front onto core public transport routes; and are not dominated by residential development. <p>Enable existing non-residential activities to continue and support their redevelopment and expansion provided they do not:</p> <ul style="list-style-type: none"> have a significant adverse effect on the character and amenity of residential zones; or undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a. 	
Rules for Use and Development	It is recommended to list all of residential activities and development activities such as additions and alterations individually in a table with the activity status and link to the applicable standards.			
Standards (Example, these will require refinement)	<p>Allotment size: 600m² – 800 m²;</p> <p>Density: 1 or potentially 2 dwellings as a permitted activity. More by way of resource consent (restricted discretionary activity);</p> <p>Site coverage: 40 per cent</p> <p>Building height: 8 m</p> <p>Recession plane: 2.5 m (angle based on orientation of site)</p> <p>Setbacks: 4 m Front, 2 m Side, 2 m Rear (variation for garages).</p>			

Table F-3: Large Lot Zone

Provision	Example			
Zone Description	<p>This zone will be developed as low density residential neighbourhood, characterised by one house per site, one or two storeys in height and set on generous sized sections, surrounded by areas of private open space and garden/landscaping.</p> <p>This zone will assist with providing a transition between residential and rural activities. This zone primarily provides for residential activities and small scale non-residential activities where the adverse effects on amenity values can be appropriately managed.</p> <p>Amenity values are those associated with a low density residential character.</p> <p>Allotments either have on-site servicing or are connected to reticulated services.</p>			
Example Objectives (and source)	Hamilton City District Plan Residential Objectives (Generic – apply to all residential zones, supplemented by specific policies)	Draft New Plymouth District Plan Large Lot Zone	Christchurch District Plan Residential Objectives (Generic – apply to all residential zones, supplemented by specific policies)	Auckland Unitary Plan (Operative in part) Residential – Large Lot Zone
	A range of housing types and densities is available to meet the needs of all communities.	The General and Large Lot Residential zones are predominantly used for residential activities and are predominantly characterised by low density residential housing.	An increased supply of housing that will: <ul style="list-style-type: none"> enable a wide range of housing types, sizes, and densities, in a manner consistent with Objectives 3.3.4(a) and 3.3.7; meet the diverse needs of the community in the immediate recovery period and longer term, including social housing options; and assist in improving housing affordability. 	Development maintains and is in keeping with the area's spacious landscape character, landscape qualities and natural features.
	Residential activities remain the dominant activity in Residential Zones. Activities in Residential Zones are compatible with residential amenity.	The role, function and predominant character of the residential zone is not compromised by non-residential activities.	Residential activities remain the dominant activity in residential zones, whilst also recognising the need to: <ul style="list-style-type: none"> provide for community facilities and home occupations which by their nature and character 	Development maintains the amenity of adjoining sites.

			<p>typically need to be located in residential zones; and</p> <ul style="list-style-type: none"> restrict other non-residential activities, unless the activity has a strategic or operational need to locate within a residential zone or is existing guest accommodation on defined sites. 	
	Residential development produces good on-site amenity.	<p>Residential buildings provide occupants and neighbours with high amenity living environments.</p> <p>Adverse effects of activities are managed to maintain residential amenity</p>	High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect the Ngāi Tahu heritage of Ōtautahi.	Development is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.
	The development contributes to good neighbourhood amenity as the area matures	Streetscapes, natural features, residential character and/or amenity are not compromised by adverse changes to landform and incompatible built form.		Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.
Example Policies (and source)	Hamilton City District Plan Residential Policies (Generic – apply to all residential zones, supplemented by specific policies)	Draft New Plymouth District Plan Large Lot Residential Zone	Christchurch District Plan Residential Policies (Generic – apply to all residential zones, supplemented by specific policies)	Auckland Unitary Plan (Operative in part) Residential – Large Lot Zone
	<p>A variety of housing densities and types should be developed, consistent with the:</p> <ul style="list-style-type: none"> i. Capacity of the existing infrastructure. ii. Target densities promoted by Future Proof and the Regional Policy Statement. <p>Specifically this means achieving, as a minimum, the following average</p>	<p>Allow activities that are compatible with the role, function and predominant character of the residential zones, including:</p> <ul style="list-style-type: none"> residential activities; papakāinga housing; and home occupations. 	<p>Provide for the following distribution of different areas for residential development, in accordance with the residential zones identified and characterised in Table 14.2.1.1a, in a manner that ensures:</p> <p>...</p> <ul style="list-style-type: none"> iv. a mix of low and medium residential density development in greenfield neighbourhoods, that achieves a net density (averaged 	<p>Require large minimum site sizes and limit the scale and intensity of development</p> <p>to ensure that:</p> <ul style="list-style-type: none"> (a) sites are able to accommodate on-site wastewater treatment and disposal; (b) development will be in keeping with any landscape qualities or natural

<p>gross density targets (excluding transport corridors) over time in the Residential zones.</p> <p>1. 16 dwellings per hectare for development (excluding the identified Large Lot Residential Areas).</p> <p>2. 30 dwellings per hectare for identified intensification areas.</p>		<p>over the Outline development plan) of at least 15 households per hectare;</p> <p>...</p> <p>vi. low density residential environments in other existing suburban residential areas and in the residential areas of Banks Peninsula, and in small settlements are maintained, but limited opportunities are provided for smaller residential units that are compatible with the low density</p>	<p>features; and</p> <p>(c) development will not exacerbate any physical limitations such as land instability.</p>
<p>Development in the General Residential and Large Lot Residential Zones should not detract from or degrade the existing character of the surrounding area.</p> <p>Residential sites adjacent to public space shall achieve visual and physical connectivity to these areas.</p> <p>Buildings should be designed to conform to natural topography.</p> <p>Building design and location shall protect the privacy of adjoining dwellings.</p>	<p>Maintain the role, function and predominant character of the residential zones by controlling the effects of:</p> <ul style="list-style-type: none"> • building height, bulk and location; • site coverage and private outdoor space; • setbacks from boundaries; and • building recession planes. 	<p>Ensure, consistent with the zone descriptions in Table 14.2.1.1a, that:</p> <p>low density residential areas are characterised by a low scale open residential environment with predominantly one or two storey detached or semi-detached housing, and significant opportunities for landscaping and good access to sunlight and privacy are maintained;</p> <p>Facilitate the contribution of individual developments to high quality residential environments in all residential areas (as characterised in Table 14.2.1.1a), through design:</p> <ul style="list-style-type: none"> • reflecting the context, character, and scale of building anticipated in the neighbourhood; • contributing to a high quality street scene; • providing a high level of on-site amenity; 	<p>Require development to be of a height and bulk and have sufficient setbacks and open space to maintain and be in keeping with the spacious landscape character of the area.</p> <p>Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.</p>

		<ul style="list-style-type: none"> • minimising noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity; • providing safe, efficient, and easily accessible movement for pedestrians, cyclists, and vehicles; and • incorporating principles of crime prevention through environmental design. 	
<p>Non-residential activities should not establish in residential areas, unless the adverse effects on all zones are avoided, remedied or mitigated.</p>	<p>Only allow non-residential activities that are potentially compatible with the role, function and predominant character of the residential zones if they are located appropriately having regard to the effects of the activity, and:</p> <ul style="list-style-type: none"> • the purpose of the activity and whether it services neighbourhood needs and/or enhances social connectivity; • the scale of the activity and whether the site design and layout is compatible with the character and amenity of the residential area; • whether the activity is close to and accessible to existing centres and not in isolated locations; • the potential to undermine the viability of a nearby centre; and • the availability of adequate existing and/or planned infrastructure to service the activity. 	<p>Ensure that non-residential activities do not have significant adverse effects on residential coherence, character, and amenity.</p> <p>Enable community activities and community facilities within residential areas to meet community needs and encourage co-location and shared use of community facilities where practicable.</p> <p>Enable larger scale community activities and community facilities within defined arterial locations that:</p> <ul style="list-style-type: none"> • are within walking distance of the Central City and suburban commercial centres; • front onto core public transport routes; and • are not dominated by residential development. <p>Enable existing non-residential activities to continue and support their redevelopment and expansion provided they do not:</p> <ul style="list-style-type: none"> • have a significant adverse effect on the character and amenity of residential zones; or 	<p>Enable non-residential activities that:</p> <p>(a) support the social and economic well-being of the community; and</p> <p>(b) are compatible with the scale and intensity of development anticipated within the zone; and</p> <p>(c) avoid, remedy or mitigate adverse effects on residential amenity; and</p> <p>(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone.</p>

			<ul style="list-style-type: none"> undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a. 	
Rules for Use and Development	It is recommended to list all of residential activities and development activities such as additions and alterations individually in a table with the activity status and link to the applicable standards.			
Standards	<p>Allotment size: 1,000 – 2,000 m² (Further refinement required regarding servicing, larger allotment size would apply to un-serviced areas.)</p> <p>Density: 1 dwelling</p> <p>Site coverage: 30 per cent and threshold in m²</p> <p>Building height: 8 m</p> <p>Recession plane: 2.5 m (angle based on orientation of site)</p> <p>Setbacks: 6 m Front, 2 m Side, 2 m Rear.</p>			

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Table F-4: Settlement Zone

Provision	Example
Zone Description	<p>It is considered that this zone will require further refinement with the rural and business workstreams in order to develop the provisions. Further, some townships could have a business zone applied, in which the surrounding residential areas could be zoned Large Lot Residential.</p> <p>This zone primarily provides for residential activities in the form of low density development and a mix of commercial, light industrial and community activities located within rural areas that support a small settlement and surrounding rural area. It is typically applied to reflect historical small settlements.</p> <p>Development maintains the surrounding rural character.</p> <p>May have range of environmental effects (e.g. noise, dust, odour, traffic) which may require management.</p> <p>Allotments either have on-site servicing or are connected to reticulated services.</p>
Example Objectives (and source)	<p>Auckland Unitary Plan (Operative in part) Residential – Rural and Coastal Settlement Zone</p> <p>Development maintains and is in keeping with the area's rural and coastal character, landscape qualities and natural features</p> <p>Development provides quality on-site residential amenity for residents and adjoining sites and the street.</p> <p>Development in rural and coastal settlements is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.</p> <p>Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.</p>
Example Policies (and source)	<p>Auckland Unitary Plan (Operative in part) Residential – Rural and Coastal Settlement Zone</p> <p>Require minimum site sizes and limit the scale and intensity of development for un-serviced sites to ensure that:</p> <ul style="list-style-type: none"> (a) sites are able to accommodate on-site wastewater treatment and disposal; and (b) development will be in keeping with any landscape qualities or natural features; and (c) development will not exacerbate any physical limitations such as land instability. <p>For serviced sites, the scale and intensity of development, including minimum site sizes, ensures that:</p> <ul style="list-style-type: none"> (a) development will be in keeping with any landscapes qualities or natural features; and (b) development will not exacerbate any physical limitations such as land instability. <p>Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to immediate neighbours.</p>

	Require development to be of a height and bulk and have sufficient setbacks and open space to maintain and complement the rural and coastal built character of the area.
	Encourage accommodation to have useable and accessible outdoor living space.
	Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
	<p>Enable non-residential activities that:</p> <p>(a) support the social and economic well-being of the community; and</p> <p>(b) are in keeping with the scale and intensity of development anticipated within the zone; and</p> <p>(c) avoid, remedy or mitigate adverse effects on residential amenity; and</p> <p>(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone.</p>
Rules for Use and Development	It is recommended to list all of residential activities and development activities such as additions and alterations individually in a table with the activity status and link to the applicable standards.
Standards (Further refinement required)	<p>Allotment size: 1,000 m² – 2,000 m² (requires refinement based on servicing)</p> <p>Density: 1 dwelling</p> <p>Site coverage: per cent and threshold in m²</p> <p>Building height: 8 m</p> <p>Recession plane: 2.5 m (angle based on orientation of site)</p> <p>Setbacks: 6 m Front, 2 m Side, 2 m Rear.</p>

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