

**SECTION 6 -
RESIDENTIAL****Introduction**

Housing is one of the most fundamental needs of the District's population. People's wellbeing is amongst other things a reflection of their quality of housing and general living environment. A significant proportion of the District's population live in an urban residential environment, the three principle settlements being Lake Tekapo, Fairlie and Twizel. The other settlements with a predominantly residential rather than rural form are Burkes Pass, Albury, Kimbell and Aoraki/Mt Cook Village.

Issues

The following are the resource management issues and associated objectives and policies relevant to the residential areas of Mackenzie District.

Issue 1 - Maintaining the Pleasantness and Amenity of Residential Areas**Description**

People's perception of well being is enhanced by a coherent and pleasant living environment. This is often a reflection of the existing character of their living areas. Components of this character are the location and scale of open space, density of residential development generally and within sites, heights of buildings and dominant residential building styles, materials and colours. Most of these components affect the general appreciation of an area, while others affect the development of individual sites. The way individual sites are developed and their relationship to adjoining sites are important factors in ensuring that residential properties have adequate access to sunlight, daylight, views, outlook and privacy, and that a feeling of spaciousness is maintained. In controlling these matters, however, the desirability of allowing reasonable individual flexibility in siting, layout and building design must be acknowledged, including the need to maximise the benefits of being able to utilise solar energy.

The pleasantness and amenity of Residential areas can also be affected by non-residential activities, as discussed below in Issue 2.

Relevant Objectives and Policies

- Residential Objective 1 and Residential Policy 1A, 1B and 1C

Issue 2 - Non-Residential Activities in Residential Areas**Description**

Some non-residential activities choose or require a residential location because of the local service they provide to residents, such as doctors' surgeries and pre-schools. However some of these activities may have an adverse impact if they involve the generation of significant traffic and on-street parking, such as occurs with some churches,

sports clubrooms and schools. In addition, the activity itself may give rise to noise or light, particularly from the use of outside areas, which may annoy neighbours. Some non-residential activities such as the manufacturing and processing of materials may not require a residential location and due to their effects, may be more suitably accommodated in other areas. Non-residential activities which have potentially significant adverse effects, such as those involving noxious or unpleasant substances are generally not likely to be compatible with residential activity. Farming activity, particularly grazing is often common in settlements where vacant land exists. In areas where residential density is low some farming may be appropriate. However, in areas where higher residential density exists, noise, smells from animals and associated management may not be compatible with a residential environment. It is important to ensure a compatibility between residential and non-residential activities if the standard of pleasantness and amenity in residential areas is to be maintained at an acceptable level.

An aspect of non-residential activities, which can cause problems in residential areas, is the operation of business activities based in homes - commonly called "home occupations". The range of activities and their character and scale vary considerably. Like other non-residential activities, it is often the traffic-generating and noise aspects of these activities which are of concern. The likely rate at which traffic is drawn to a site often relates to the scale of service provided and the extent of retailing involved. Limitations on the extent of retailing, the scale of activities in terms of areas, the involvement of persons not living on the site and the location of activities are commonly adopted to mitigate these adverse effects.

Relevant Objectives and Policies

- Residential Objective 1 and Residential Policy 1C
- Residential Objective 2 and Residential Policy 2A, 2B, 2C and 2D

Residential - Objectives And Policies

Residential - Objective 1 Amenity

Maintenance of the pleasantness, amenity and safety of residential areas and maintenance and protection of the surrounding natural and physical environment.

Reasons

- There is a community expectation that areas in which people live will be pleasant and possess a reasonable standard of amenity.

Residential Policy 1A - Bulk And Location Of Buildings

To permit flexibility in building design while ensuring that buildings on sites in residential areas do not adversely affect the pleasantness and amenity enjoyed on neighbouring sites.

Explanation and Reasons

- Buildings on sites in residential areas may adversely affect sunlight admission, privacy, spaciousness, views and outlook, pleasantness and visual amenity and consequently these effects need to be considered.
- An increased road boundary setback along Pioneer Drive and Lakeside Drive in Lake Tekapo is intended to minimise the degree to which future buildings encroach upon the open space beside the lakeshore. This setback is greater here than elsewhere in the Residential Zone to assist in maintaining the important visual amenity of the Lake Tekapo lakeside.
- The building height limit is reduced in the Residential Zone west of the Lake Tekapo Village Centre between State Highway 8 and Lakeside Drive. This area is sensitive to building development in that it is highly visible from Lake Tekapo, and from the State Highway and township to the south. As it is located between a large area of the town, the State Highway and the main views to the north, sensitive development that minimises disruption to the north is appropriate.
- [An increased setback is provided for residential buildings in the Residential 3 and 4 Zones where property boundaries are adjacent to an Industrial Zone. This setback is intended to protect the amenity of those zones and minimise reverse sensitivity issues arising from permitted activities within the Industrial Zone.](#)

Implementation Methods

- Height of Buildings
- Setback from Boundaries/Roads and Neighbours
- Encourage buildings to be clad or painted in colours that integrate with the surrounding environment.
- Administration of the Health Act, Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act, District Bylaws and Hazardous Substances and New Organisms Act.

Environmental Results Anticipated

- Adequate open space between neighbouring buildings to be used for garden plantings, to act as a buffer between buildings and to increase the amount of

- privacy enjoyed.
- A pleasant outlook from residential sites, without views of long continuous walls and buildings of great bulk.
- Maintenance of a residential environment that is pleasant with a high level of on site amenity in terms of good access to sunlight and daylight, privacy, outlook and not dominated by buildings.
- A range of building forms in the Residential Zone.

Residential Policy 1B - Density And Scale: Residential 1 Zones

To enable land in Residential 1 Zones to be used efficiently while maintaining ample open space and the existing scale and medium density of these areas.

Explanation and Reasons

- The activities and buildings occurring on individual sites in an area contribute to the general amenity of the area. Generally, people living in residential areas in Mackenzie District wish to maintain the current medium density and scale of the residential areas, with ample open space around buildings.

Implementation Methods

- Building Coverage
- Family Flats
- Height of Buildings
- Residential Density
- Setback from Boundaries Roads and Neighbours
- Site Size
- Use of Property Law Act 1952 by property owners adversely affected by trees on neighbouring properties.

Environmental Results Anticipated

- Low scale residential development allowing for views to be enjoyed.
- Low scale non-residential development which is in keeping with residential activity.
- Maintenance of existing medium residential density with sites being dominated by open space rather than buildings, providing the opportunity for tree and garden planting around buildings.
- Efficient use of land in residential areas.

Residential Policy 1C – Density And Scale: Residential 2 Zones

To provide for higher densities of residential and visitor accommodation development around the periphery of the Lake Tekapo [and Twizel](#) town centres and to promote a compact residential form.

Explanation and Reasons

- Dense residential development can more readily be absorbed into the built and physical environment where it is located near to the centre of the urban area, whilst providing a contrast to the centre itself. Such residential development is efficient in that the type of activity provided for is dense and compact, and within walking

distance of the town centre. Consequently pedestrian activity in the town centre will increase, adding vitality and activity while minimising the need for motorised transport. In addition, the increased amount of accommodation available can offset the pressure on towns to grow outwards, minimising the incidence of urban expansion into the surrounding rural areas.

Implementation Methods

- Building and Hard Surface Coverage
- Landscaping Coverage
- Height of Buildings
- Residential Density
- Setbacks from Boundaries and Roads
- Site Size
- Require buildings to be clad or painted in materials and colours that integrate with the surrounding physical and built environment.
- Administration of the Health Act, Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act, District Bylaws and Hazardous Substances and New Organisms Act.

Environmental Results Anticipated

- High density residential development including apartments and terraced dwellings.
- High density visitor accommodation that is in keeping with the character of the surrounding residential activity.
- Maintenance of a high degree of amenity through the provision of building controls, landscape planting, and sensitive building design in developments.
- The exclusion or mitigation of activities that result in adverse effects such as loss of privacy, building domination, glare, noise, excessive traffic generation or parking congestion.
- New residential areas of high density integrated with the surrounding built, physical and social environment between the town centre and low density residential activities towards the urban periphery.
- Provision of ample opportunities for visitor accommodation activities of various scales close to town centres.

Residential Policy 1D - Residential 3 & 4 Zones

To provide for low-density residential areas in the Twizel township that:

- (a) offer a spacious urban character and high quality living environment;
 - (b) reflect the character of Twizel and the surrounding area;
 - (c) ensure an essentially low density, low scale suburban living environment, with plantings where appropriate;
 - (d) protect areas of amenity and linkages with adjacent zones;
 - (e) are healthy, environmentally sustainable, and functionally efficient.
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Explanation and Reasons

- Providing for low-density development in the Residential 3 and 4 zones allows a choice of living environments for residents, with associated amenity values and spaciousness. Predominant characteristics of the zones include low-scale, low density buildings, with building styles, materials and colours which reflect the

existing character of the town and surrounding environment. The zones provide a buffer between the higher density residential areas of the town, and the adjacent rural-residential zones and surrounding rural area.

- Connectivity to adjacent zones provides for integration within the township, and supports community coherence. It is intended that these zones will promote development around the existing town close to the town's centre, with associated proximity to community facilities and services. This promotes energy-efficiency and ensures efficient use of infrastructure.

Implementation Methods

- Building Coverage
- Height of Buildings
- Residential Density
- Setback from Boundaries, Road and Neighbours
- Site Size

Environmental Results Anticipated

- Low-density residential areas providing a residential lifestyle combined with semi-rural characteristics.
- Residential development provided with adequate services.
- Provide areas offering low-density residential properties in the Twizel township that assist in avoiding sporadic and/or inappropriate development in areas of high landscape and natural values.

Residential Policy ~~1D~~ 1E - Activities

To ensure that activities in residential areas do not adversely affect the natural and physical environment, the safety of residents and the pleasantness and amenity enjoyed in these areas.

Explanation and Reasons

- Activities, both residential and non-residential, can adversely affect the amenity enjoyed in residential areas. In particular effects such as visual effects, noise, illumination glare, on-street parking, traffic safety, odour, fumes, dust, vibration and electrical interference, lack of privacy and security can adversely affect residential amenity.
- Aircraft taking off and landing within residential areas can not only affect the amenity of those areas but create an unacceptable risk to the safety of residents. It is important that such activity be subject to assessment of the risks involved.

Implementation Methods

- Aircraft
- Boarding and Keeping of Animals
- Retail Sales
- Forestry and Mining
- Heavy Vehicles
- Hours of Operation
- Traffic Generation

- Lighting and Glare - Section [4412](#)
- Nature and Scale of Home Occupations
- Noise
- Noxious or Unpleasant Activities
- Screening - Parking and Outdoor Storage Areas
- Site Size
- Visitor Accommodation
- Discharge of Contaminants
- Dust
- Property Access - Section [4415](#)
- Vehicle Crossings - Section [4415](#)
- Administration of the Health Act, Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act, Hazardous Substances and New Organisms and District Bylaws.

Environmental Results Anticipated

- Light and Glare levels, noise and keeping of animals that does not detract from enjoyment of adjacent properties in residential areas.
- Activities occurring within hours that minimise disturbance to residents.
- Limited movement of vehicles on and off sites in the residential area.
- Outdoor storage and parking areas which are screened from view from the public and adjoining residential sites.
- Activities in residential areas which do not generate large amounts of vehicle traffic with associated noise, fumes and on-street parking.
- Residential areas which are not subject to unpleasant fumes, odours, vibration, dust, electrical interference and shading.
- Maintenance of the residential character within residential zones.
- Establishment of buildings in residential areas of similar bulk to existing residential buildings.
- Avoidance of disturbance by aircraft in residential areas.

Policy [4E-1F](#) –No-build Zones

To recognise and protect visually sensitive areas north of State Highway 8 that may be adversely affected by built development to maintain key views and open space.

Explanation and Reasons

- Key areas where open space and views are currently enjoyed on the periphery of Lake Tekapo township are vulnerable to degradation by inappropriate residential development. These areas are key in maintaining important views from the state highway for travellers entering the town, and from properties south of the state highway that may otherwise risk views being disrupted by new buildings. It is important that these areas are protected from all built development to maintain these key views to Lake Tekapo and the vistas to the north to maintain the high visual and landscape amenity of which these areas are a component.

Implementation Methods

- Identify on the District Plan Planning Maps No-build Areas where all built development is prohibited.
- Require setbacks from all adjacent built development that are landscaped to

provide a 'soft' interface between the open space and the adjacent buildings.

Environmental Results Anticipated

- Areas of open space free of buildings and structures, that provide views to the north from the State Highway and land to the south of the highway.
- A landscaped interface between No-build Areas and built development on adjacent zones / areas.

Residential - Objective 2 - Non Residential Activities

Non-residential activities in residential areas which are necessary to meet the needs of people and the community but do not detract from the amenity and safety of the area.

Reasons

- Some non-residential activities, such as community activities (e.g. medical centres, halls, churches) recreational activities and some small scale commercial activities are an integral part of residential areas and meet community needs.
- It is appropriate that provision is made for people to undertake small scale business activities in their homes.
- Many non-residential activities have the potential to create adverse effects for neighbouring sites and local communities due to noise, traffic generation, visual detracton, scale of operation and loss of residential neighbours.
- Large numbers of non-residential activities in residential areas can cumulatively affect the pleasantness and amenity of residential areas. Consequently, non-residential activities which are more likely to have effects which are not compatible with residential activity are discouraged.

Residential Policy 2A - Commercial, Forestry, Industrial, Mining And Noxious Or Unpleasant Activities, And The Boarding And Keeping Of Animals

To discourage the establishment of commercial, forestry, mining, industrial, service and noxious or unpleasant activities, and the boarding and keeping of animals in residential areas, due to their potential to adversely affect the pleasantness and amenity of residential areas.

Explanation and Reasons

- Commercial, industrial and service activities, forestry, mining and noxious or unpleasant activities, and the boarding and keeping of animals have the potential to generate adverse effects such as noise, fumes, odours, shading, dust, vibration, lighting, glare and result in a loss of privacy and security. Consequently, these activities are discouraged in residential areas.

Implementation Methods

- Boarding and Keeping of Animals
- Commercial Activity

- Forestry and Mining
- Industrial and Service Activity
- Noxious or Unpleasant Activities
- Discharge of Contaminants
- Dust

Environmental Results Anticipated

- The establishment of non-residential activities in residential areas which do not adversely affect the amenity enjoyed in these areas.
- Maintenance of the residential character within residential zones.

Residential Policy 2B - Community And Recreational Activities

To enable community and recreational activities to establish in residential areas provided adverse effects such as noise, people and traffic generation, on-street parking and lighting are mitigated, avoided or remedied.

Explanation and Reasons

- Community and recreational activities can generate traffic and significant numbers of people which can give rise to noise and result in large amounts of on-street parking if effects are not mitigated. In addition, these activities may result in feelings of insecurity and adversely affect privacy due to the number of people visiting a site.

Implementation Methods

- Commercial Activity
- Lighting - Section [44-12](#)
- Noise
- Site Size

Environmental Results Anticipated

- Minimum adverse effects as a result of community and recreational activities and visitor accommodation located in residential areas.

Residential Policy 2C – Visitor Accommodation

To enable the establishment of visitor accommodation activities, particularly in the Residential 2 Zone in a manner that protects and is compatible with the residential character and amenity of the zone, and avoids, remedies or mitigates adverse effects.

Explanation and Reasons

- Visitor accommodation activities can have significant effects associated with them such as noise, traffic generation and parking. It is more likely that such effects can be suitably absorbed by the receiving environment of a high density residential neighbourhood like the Residential 2 zone than that of the Residential [1, 3 or 4 zones](#). Consequently, such activity is encouraged to establish in the Residential 2 Zone provided that the adverse effects associated with such activity are

adequately avoided, or mitigated to protect the amenity and character of the zone as a residential zone.

- In addition, the location of residential 2 zones close to town centres enables visitors to walk to the centres thereby experiencing and adding to the vibrancy of these centres and avoiding the generation of additional vehicle movements.

Residential Policy 2D - Home Based Employment

To enable home based employment to occur in residential areas provided the pleasantness and amenity of residential areas is maintained.

Explanation and Reasons

- Home based employment contributes to the economic development of the District, can allow buildings to be used more efficiently, and may result in energy savings as people do not need to travel to work.

Implementation Methods

- Retail Sales
- Heavy Vehicles
- Hours of Operation
- Lighting and Glare - Section [4412](#)
- Nature and scale of home occupations
- Noise
- Noxious or Unpleasant Activities
- Parking - Section [4415](#)
- Screening Parking and Outdoor Storage Areas

Environmental Results Anticipated

- Minimal adverse effects of home based employment in residential areas.

Residential Policy 2E - Keeping Of Animals

To provide for the keeping of animals within the smaller, more rural settlements of the District but to discourage farming in Lake Tekapo, Fairlie and Twizel in order to avoid adverse effects on residential activity.

Explanation and Reasons

- Some farming, in particular grazing of sheep, allows vacant residential land to be put to productive use and can be beneficial in terms of maintaining land. Therefore, it is appropriate that it is provided for in the small rural settlements of Kimbell, Albury and Burkes Pass. In the larger settlements all farming is discouraged as residents expect the amenity of these areas to predominantly reflect their residential nature.

Implementation Methods

- Boarding and Keeping of Animals

Environmental Results Anticipated

- Continued use of residential land for grazing and some cropping within and on the periphery of residential areas in Kimbell, Albury and Burkes Pass.
- Maintenance of the residential amenity enjoyed in Twizel, Lake Tekapo and Fairlie.