

Residential Zones

The Proposed District Plan proposes the following residential zones:

- General Residential Zone (GRZ)
- Medium Density Residential Zone (MRZ)
- Large Lot Residential Zone (LLRZ)

General Residential Zone

The General Residential Zone applies to most residential properties in Gore and Mataura. It replaces the Residential A zone of the Operative District Plan.

You can see the General Residential Zone areas shaded yellow on the GIS map and in Figures 1-6 below.

Medium Density Residential

The Medium Density Residential Zone replaces the existing Residential B zone and includes an additional area in East Gore. It applies to land surrounding existing neighbourhood centres, such as the East Gore Takeaway.

You can see the locations of the Medium Density Residential Zone areas shaded orange on the GIS map and in Figures 1, 3, 4 and 5 below. We are not proposing any Medium Density Residential Zones in Mataura as the Mixed Use zone enables similar residential density.

This zone includes a precinct for the Gore Hospital and the Historic Dairy Factory (located on the corner of Broughton Street and Thomas Street). A precinct is an area where slightly different rules apply to allow for activities which may not otherwise be permitted within the Medium Density Residential Zone.

Large Lot Residential

The Large Lot Residential Zone is a new zone. It applies to land adjoining the West Gore residential area, east of the Mataura River, previously zoned Rural, and adjoining the State Highway at the northern entrance to Mataura. You can see the Large Lot Residential Zone areas shaded beige on the GIS map and in Figures 1, 2, 5 and 6 below.

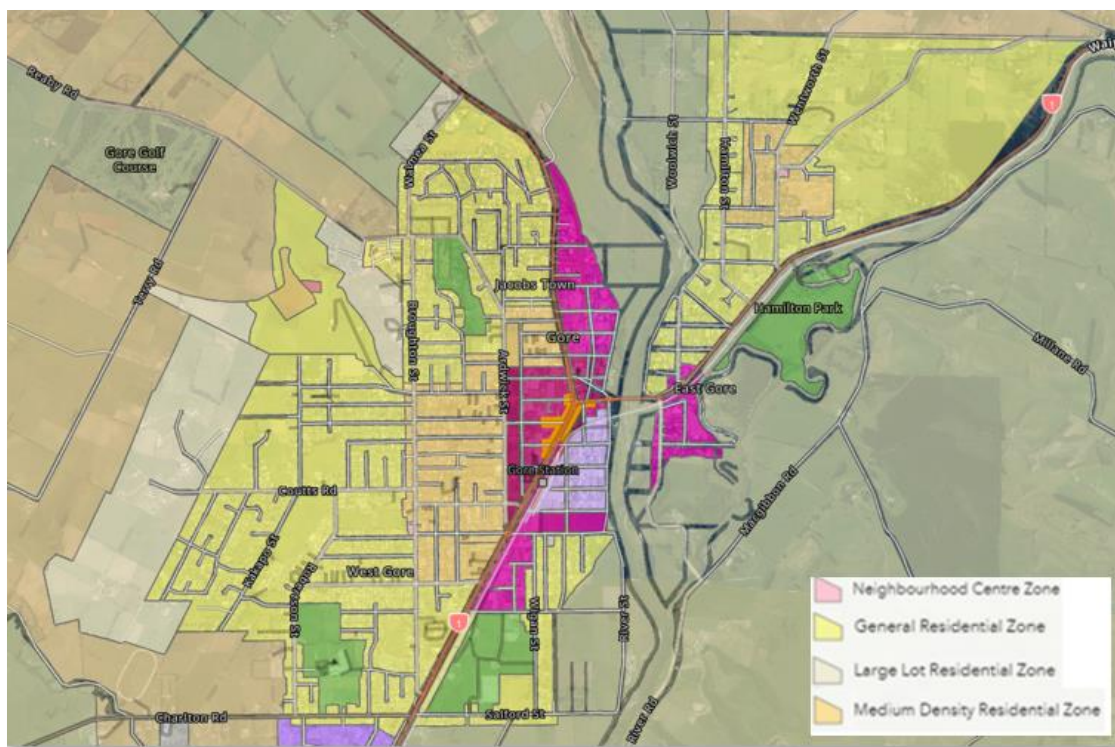


Figure 1 – Residential Zones in Gore



Figure 2 – Residential Zones in Maitland



Figure 3 and Figure 4 – Medium Density Residential Zones and Hospital Precinct



Figure 5 and Figure 6 – Large Lot Residential Zones in West Gore and Maitland

The purpose of the Residential Zones

The purpose of each residential zone is to provide for residential activities along with other activities are compatible and support those living there.

Permitted activities include the construction of residential units and minor units. Minor units are sometimes known as granny flats. They are intended to be small and ancillary to the main dwelling.

The zones allow for home businesses and short term visitor accommodation like AirBnB, and small scale residential care or childcare. Large commercial activities and industrial activities are discouraged.

The proposed building standards aim to manage the effects of development and ensure that residential amenity, and the quality of the built environment, are maintained and enhanced. These standards relate to building setbacks, coverage and height; and access to sunlight and outdoor living space.

General Residential Zone

The General Residential Zone allows for one to two-storey development at a density of 400 square meters per residential unit.

Medium Density Residential Zone

The Medium Density Residential Zone generally allows for one to two-storey development of standalone, duplex or terraced houses, at a density of 150 square meters per residential unit. The zone allows smaller units on smaller lots or multiple units of larger lots. The intention is to provide a choice of housing for people who want lower maintenance sections or do not need as much space.

Large Lot Residential Zone

The Large Lot Residential Zone provides a transition between the urban and rural areas. The provisions provide for a more spacious lifestyle alternative, on the edge of the urban area. The zone allows for one to two-storey development at a density of 2000 square meters per residential unit, or half an acre. It caters for people who would like a little more space but not a larger rural lifestyle property.

What are the changes from the existing Gore District plan?

The current District Plan permits residential activities and some compatible activities such as home stays and home businesses with limits, however it also permits other activities such as hospital activity and healthcare activity which are better suited to other zones. The Proposed District Plan provides clearer direction for the types of activities which are enabled and discouraged in the zone.

Specific provisions for retirement villages, subject to a consent process, have been provided for within the General Residential and Medium Density Residential zone. This meets the increased need for housing for older people while maintaining the amenity of the neighbourhood.

The density and building standards for the General Residential Zone are largely unchanged. For example, the height limit will remain 8m and the setback from neighbours 1m. An outdoor living space standard has been introduced to create healthy, pleasant living environments, along with a landscape permeability standard to support stormwater management.

In the Medium Density Residential Zone section sizes can be half the current 300 square meters which allows for multiple houses on a large section, or smaller houses on smaller sections. This will provide

for a range of housing types and sizes to meet the needs of the community. The height limit will remain 8m and the setback from neighbours 1m, however greater building coverage is enabled. Up to 3 residential units may be built on a site as a permitted activity if they meet the standards. Four or more residential units will require resource consent for a Comprehensive Unit Development. The figure below demonstrates possible housing configurations on a typical site in the Medium Density Residential Zone in Gore.

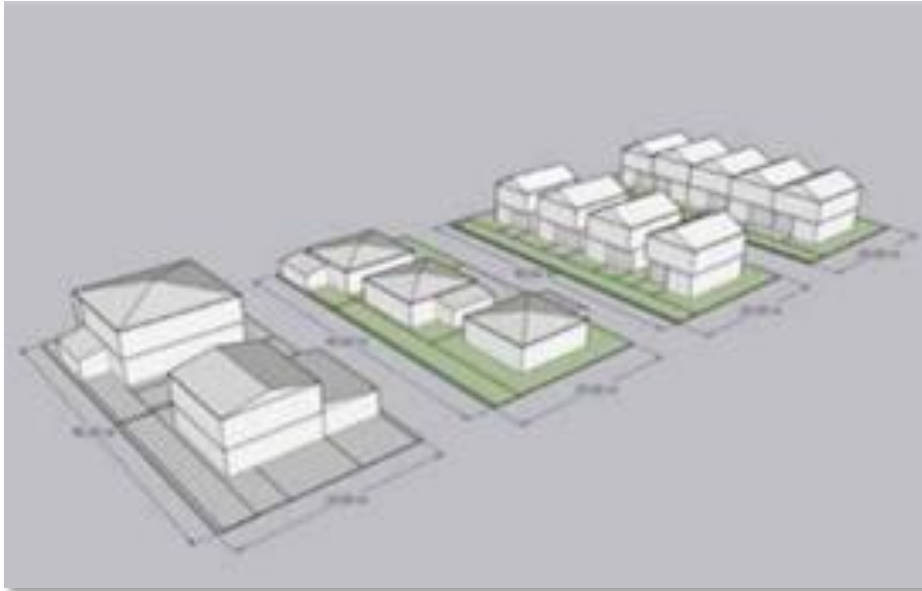


Figure 7 – Example of Infill development of 2 residential units and redevelopment of multiple units on a section.

Examples of when you would need a resource consent

Can I build a sleep out with a kitchen or granny flat?

Yes, the Proposed District Plan allows for a smaller residential unit (minor unit) on your section, in addition to the main unit. This can be used for things such as grandparents' accommodation or as a rental property. The minor unit can be 60 square meters in size and must comply with the building standards, a larger floor area of building which does not meet the building standards will need resource consent.

Can I operate a hair dressing business from my house?

Yes, the Proposed District Plan now allows for home businesses that offer a service, such as beauty, hairdressing and dog grooming provided certain conditions are met. Your house must still be used for predominantly residential purposes, with the business as a secondary use. There are further limits on the number of people employed, floor area occupied by the business and hours of operation.

Can I build an accessory building on my property like a shed or garage?

Yes, provided the shed complies with the building standards and is used as part of the residential activity on the site, this is permitted. Residential use would include storing gardening equipment or vehicles or having a games room or glass house.

What happens if the house or shed I want to build, or my neighbour is building, does not meet the building standards?

If a building does not comply with the building standards, a resource consent is required. This will be a restricted discretionary activity which means Council can only look at certain matters which could arise from the breach. For example, if the building breaches the height in relation to boundary plane (how high a building can be close to a boundary) the Council will assess privacy and shading on the neighbour but no other matters such as the colour of the building. Restricting what Council can assess will streamline the consent process and give certainty to Applicants on what issues Council will review.

Residential Development Area

The Proposed District Plan proposes a new Residential Development Area for land currently zoned Rural. This new Development Area will help provide for the district's housing needs, which along with infill development within the existing Residential Zones will meet growth demand.

The Development Area is located in West Gore. It will contain a variety of residential zones to provide for diverse housing. Development in these areas must be in accordance with an Outline Development Plan which includes:

- indicative transportation networks (for roads, footpaths and cycle paths).
- green corridors for landscape and ecological benefit which may also be utilised for stormwater management.
- appropriate development densities and
- mapped constraints to development.

To find out more about Development Areas refer to the Development Area information.

Links to the Proposed District Plan

This information sheet addresses a few of the key provisions in the Proposed District Plan. It should not be used as a definitive representation of content. To view the actual Proposed District Plan content, please go to www.lets.talk.goredc.govt.nz

Make a submission

To find out how to submit on the Proposed District Plan, head to www.lets.talk.goredc.govt.nz.