

RESIDENTIAL ZONING REVIEW

FIND OUT MORE OR HAVE YOUR SAY



TELL US
WHAT YOU
THINK...

We are
after your
feedback!

You can find out more or get involved in the process by letting us know your preferences. To get involved or find out more information about the review process either simply scan the QR code below to go directly to our website:



www.cluthadc.govt.nz/zoningreview

The **Clutha District Council** is in the initial stages of reviewing the current urban residential zoning in the Balclutha, Milton and Stirling area and we want your input.

We are undertaking pre-notification consultation with the respective communities. We want to understand what opportunities there are to provide more residential choices whilst sustainably managing the rural environment. We want to ensure communities have the provisions to sustainably grow in the future.

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Future Zoning Opportunities

The **zoning** of your property enables different activities to occur on your land. It is important to understand what activities the zoning of your property allows you to do as a right and what you may need resource consent to do.

This process is an opportunity to let us know what your preferences of zoning for your property may be.

URBAN ZONING

Urban zoning, which is referred to as the 'Urban Resource Area' under the Clutha District Plan, allows for residential activities and some low level commercial activities subject to meeting the relevant performance standards. Urban areas tend to have access to reticulated services such as sewerage and water.

ACTIVITIES THAT ARE GENERALLY PERMITTED AND MAY NOT REQUIRE A RESOURCE CONSENT INCLUDE:

- Build a residential dwelling**, sleep-out or multi-unit development subject to meeting the bulk and location standards and outdoor living requirements.
- Where sites are serviced via Council's sewerage and water infrastructure** there is no minimum site size if you were to subdivide the property.
- Operate some small scale** non-residential activities, depending on the nature of the activity.

URBAN ZONING TRANSITIONAL ZONING



EXAMPLES OF ACTIVITIES THAT MAY REQUIRE RESOURCE CONSENT INCLUDE:

- Large Scale commercial activities** or commercial activities that attract a lot of traffic.
- Industrial or noisy** activities.
- Servicing, maintaining and storing vehicles.**



TRANSITIONAL ZONING

Transitional Zoning, which is referred to as the 'Transitional Resource Area' is a zoning that is often located on the 'fringe' of urban and rural areas. In this zone both rural and residential activities are provided for.

However, residential activities in the Transitional Area either need to have access to the Council's reticulated service infrastructure OR a minimum site size of 4,000m² is required. Any reduction in the minimum site size would require a resource consent.

RURAL ZONING

Rural Zoning, which is referred to as the 'Rural Resource Area' under the Clutha District Plan provides for most rural production activities subject to meeting the relevant performance standards. Rural zones are not always serviced via Council's reticulated sewerage or water services.

ACTIVITIES THAT ARE GENERALLY PERMITTED AND MAY NOT REQUIRE A RESOURCE CONSENT INCLUDE:

- Operate farming activities** or an activity that directly relies on the extraction and/or processing of resources found in the rural environment (e.g. forestry and a sawmill).
- One residential dwelling** not within 200m of an existing dwelling. Properties must be of a sufficient size to effectively deal with onsite sewerage and water servicing requirements.

EXAMPLES OF ACTIVITIES THAT MAY REQUIRE A RESOURCE CONSENT INCLUDE:

- Activities that attract people to the site** for purchasing goods or to utilise a service or facility.
- Higher density of residential dwellings** e.g. a dwelling located within 200m of an existing dwelling.

