

8. Rural Living Areas

Rural Lifestyle and Rural Residential

8.1 Issues, Objectives and Policies

8.1.1 Resource Management Issues

Discussion of additional relevant issues is found in the following Parts of the District Plan:

Natural Environment	- Part 4.1
Landscape and Visual Amenity	- Part 4.2
Takata Whenua	- Part 4.3
Open Space and Recreation	- Part 4.4
Surface of Lakes and Rivers	- Part 4.6
Waste Management	- Part 4.7
Natural Hazards	- Part 4.8
Heritage	- Part 13.1
Hazardous Substances	- Part 16.1

Rural lifestyle and rural residential living reflects a desire by some people to live on small holdings in a rural environment while undertaking only limited farming or no farming at all. It is important to balance the needs of rural living activities, sustainable management, amenity values and the life supporting capacity of water and soil.

i Protecting the Amenity Values

All Rural Zones have particular amenity and environmental values, which are important to rural people. These include privacy, rural outlook, spaciousness, ease of access, clean air and, at times, quietness. However, because of the range of activities that necessarily occur in a rural area, there are levels of noise, dust, traffic generation and odour that are an integral part of rural amenity values. Provided that these effects do not constitute a genuine nuisance or a health risk, they must be accepted as anticipated components of rural amenity.

ii The Management of the Effects of Rural Activities on the Environment

By their nature, rural activities may have both beneficial and adverse effects. It is desirable to create conditions where beneficial effects (such as employment, productive potential, enhancement of the amenity/visual values, development of pleasant built form, soil retention) are maintained, developed and enhanced. It is also necessary to manage any adverse effects of these activities in order to maintain development and productive potential, while safeguarding the life-supporting capacity of air, water, soil, ecosystems and minerals.

iii Safeguarding Water Resources

Both the quality and quantity of water is essential for the cultural, social and economic wellbeing of the District. However, water resources are vulnerable to change because of the diversity of activities occurring in rural areas. Whilst the management of the quality and quantity of water resources is principally the responsibility of Regional Councils, the Council considers it has a role in integrated management of effects of land-use activities to ensure that the life supporting capacity of resources are safeguarded.

iv Management of Rural Living

Unmanaged residential living in rural areas can give rise to adverse effects on rural amenity and rural activities. Rural living activity in locations with close proximity to urban and residential zones invites pressure for further random development, inefficiencies in services and the peripheral extension of the existing towns and settlements. These effects need to be managed rather than merely reacted to.

(Refer also Part 5)

v Recognising the Special Character of the Rural Residential zone at the north of Lake Hayes (as shown on planning map 26)

The Rural Residential zone at the north of Lake Hayes has a special character that is distinct from other Rural Residential areas. In addition to issues (i) - (iv) above and the district-wide issues stated in Part 4 of the Plan, the following characteristics and values raise additional issues which are unique to the Lakes Hayes area:

- The close proximity of the area to Lake Hayes and to the escarpment of Slope Hill mean that it is important to consider the effects of development of the Rural Residential area on the landscape values of the nearby Outstanding Natural Landscapes and Outstanding Natural Features.

(Refer Objective and Policies contained in Part 4.2)

- The fact that Mill Creek runs through the middle of the zone, and that this is the principal in-flow and spawning area for Lakes Hayes. This emphasises the need for an integrated approach to managing land use and the effects of that use on water quality.

The unique characteristics of this area are recognised through a number of policies, site and zone standards, and assessment matters that relate specifically to this area.

vi Recognising the special character of the Bob's Cove Rural Residential Zone

The Rural Residential Zone at Bob's Cove has special character that is distinct from other Rural Residential Areas:

- It is surrounded by established native bush, for the most part in Conservation estate;
- Areas within the Zone have an open pastoral character, that provides views towards the lake, and the surrounding landscape;
- It has important ecological values;
- The Zone has historic values associated with past pastoral use, and nearby lime kilns.

vii Natural Hazards within the Makarora valley

Natural hazards affecting the Makarora Valley include flooding and seismic hazards. Flooding in the Makarora Valley originates from two main sources – the Makarora River and the tributary creeks that flow into the Makarora River. The tributary creeks flow mostly on alluvial fans.

Seismic hazards affecting the valley include liquefaction induced by ground-shaking and mass movement induced by ground shaking.

The hazards that affect the alluvial fans are associated with fan erosion and deposition processes, flow path uncertainty and flood hazard severity. There is a long history of alluvial fan flooding (including debris deposition) events affecting the Makarora valley. Severe earthquakes may also trigger high levels of alluvial fan erosion and deposition activity.

Fan erosion and deposition episodes are triggered relatively frequently by hydrological events. There have been eighteen recorded flood events causing damage in the valley since 1950, originating either from the Makarora River or its tributaries. However, recent fan building events on Pipson Creek fan has recently developed a higher propensity for this style of event.

Other alluvial fans in the Makarora Valley will behave in a similar way to the Pipson Creek alluvial fan. It should be expected that infrequent severe earthquakes and relatively frequent flood events will induce significant alluvial fan activity.

Assessment of the areas of the Makarora valley subject to natural hazards indicates that the valley floor and the alluvial fans have a higher risk from natural hazards than the elevated land on the Makarora faces.

viii Form of Development within the Makarora valley

In 2004 the Makarora community in conjunction with the QLDC produced the Makarora Community Plan to provide a community vision, strategic goals and priorities for the next 10 – 20 years. One of the key outcomes in which the Community Plan states is “to retain the general character of the landscapes surrounding Makarora and to avoid sprawl through the valley”.

The Community Plan gives a good indication of the Makarora community's aspirations regarding the future of the Makarora Valley. It suggests that the type of landscape character that is envisaged by the general provisions of the Rural Lifestyle Zone is not the most desirable character from the community's perspective. Instead the community

would rather have bigger townships or introduce clustering in order to avoid ribbon development along the State Highway.

The provisions of the Rural Lifestyle Zone have therefore been amended to be specific to enabling this form of development. The District Plan does this by deleting the minimum allotment size (but retaining the average allotment size) and adding additional assessment criteria.

8.1.2 Objective and Policies – Rural Living Areas

Additional relevant objectives and policies relating to the following matters are found in the corresponding Parts of the District Plan:

Natural Environment	- Part 4.1
Landscape and Visual Amenity	- Part 4.2
Takata Whenua	- Part 4.3
Open Space and Recreation	- Part 4.4
Surface of Lakes and Rivers	- Part 4.6
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Objective 1 – Rural Living

Establishment of low density rural living managed and contained in both extent and location.

Policies:

- 1.1 *Identify areas for rural living activity having regard to the self-sufficiency of water and sewerage services.*
- 1.2 *Recognise and provide for rural living development.*
- 1.3 *To encourage comprehensively planned and integrated development within the Rural Residential sub-zone at Bob's Cove, taking into account environmental and ecological characteristics and constraints.*

Objective 2 – Rural Amenity

Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

Policies:

- 2.1 *Recognise that permitted activities associated with farming in rural areas may result in effects such as smell, noise, dust and traffic generation, which will be noticeable to residents in the rural living areas.*
- 2.2 *Remedy or mitigate adverse effects of activities, buildings and structures on visual amenity.*
- 2.3 *Ensure residential dwellings are set back from property boundaries, so as to reduce adverse effects from activities on neighbouring properties.*
- 2.4 *Avoid the location of buildings and water tanks on skylines and ridges and in the Rural Residential zone at the north of Lake Hayes, on prominent slopes.*
- 2.5 *Avoid the planting and locating of inappropriate tree species so as to reduce the impact of excessive shading and loss of vistas at John's Creek.*

Objective 3 – Life Supporting Capacity of Water

To safeguard the life-supporting capacity of water through the integrated management of the effects of activities.

Policies

- 3.1 *In conjunction with Otago Regional Council:*
 - *encourage activities which use water efficiently, thereby conserving water quality and quantity.*
 - *discourage activities which adversely affect the life-supporting capacity of water and associated ecosystems.*
- 3.2 *In respect of the Rural Residential zone at the north of Lakes Hayes:*

- To minimise erosion of phosphorus-rich soil.
- To require run-off from buildings, roads and other impervious surfaces to be buffered or treated before entering Mill Creek or Lake Hayes.
- To protect and encourage the further creation of wetlands and ponds in the vicinity of Mill Creek as a means of removing nutrients prior to entering waterbodies.
- To ensure that land use activities are considered in terms of effects on the quality of the receiving waters.
- To require a land disturbance strategy to be provided where any earthworks are being undertaken in association with a land use activity or subdivision.
- To require a landscaping plan to be provided with any land use consent application.

Objective 4 - The Rural Residential sub-zone at Bob's Cove

Establishment of comprehensively planned residential development which features ample open space and a predominance of indigenous vegetation throughout the zone.

Policies

- 4.1 *Ensure that at least 75% of the zone is retained as undomesticated area and that at least 50% of this area is established and maintained in indigenous species such that total indigenous litter cover is maintained over that area.*
- 4.2 *Ensure that an area of open space is retained in the foreground of the buildings and that this remains generally free of vegetation that would otherwise disrupt the open pastoral character of the area and the views of the lake and mountains beyond.*
- 4.3 *Although it is recognised that buildings will be visible from public places and from adjoining properties, the buildings shall be set amongst the*

trees in such a manner so as to not dominate the existing and proposed pattern of vegetation.

- 4.4 *Ensure that landscaping is appropriately established and maintained through undertaking monitoring 5 years after subdivision and consequent land use resource consents are issued.*

Objective 5 - Bob's Cove Rural Residential Zone

To maintain and enhance the ecological and amenity values of the Bob's Cove Rural Residential Zone.

- 5.1 *To ensure that views from the Glenorchy-Queenstown Road of Lake Wakatipu and the surrounding landforms are retained through appropriate landscaping, and the retention of view shafts.*

- 5.2 *To ensure that the ecological and amenity values of Bob's Cove are retained, and where possible, enhanced, through:*

- *appropriate planting and landscaping using native plant species;*
- *restricting the planting of exotic plant species;*
- *removal of wilding species;*
- *providing guidance on the colour and design of buildings;*
- *Maintaining view-shafts from the Queenstown-Glenorchy Road.*

Methods

Rural living objectives and associated policies will be implemented through a number of methods including:

(i) District Plan

- (a) Identification of a number of rural living zones in the District.
- (b) Provision of a set of rules relating to matters such as density, services and the appearance and location of buildings.

- (c) Provision of District wide rules on matters of subdivision, and transport as they relate to rural living development.
- (d) Insertion of rules restricting the planting of exotic plant species with the potential for wilding spread in the Bob's Cove Rural Residential Zone.
- (e) Provision of a Concept Development Plan in respect of the Ferry Hill Rural Residential sub-zone
- (f) Provision of a No Build Area on part of lots 1 and 2 DP 26910 as shown on Paterson Pitts Partners Ltd Building Platform Locations Plan No Q.4700.04-3C annexed to the Concept Development Plan.

(ii) Other Methods

- (a) In the Bob's Cove Rural Residential Zone:
 - The production of a guideline for new/existing residents informing them of tree and plant species that are appropriate for the Zone.
 - The production of a guideline providing information on appropriate design and colour of buildings for the Bob's Cove Rural Residential Zone;
 - The clearance of wilding plant species such as hawthorn, broom and conifers, and their replacement with native vegetation through a planned planting programme.

Explanation and Principal Reasons for Adoption

There is a desire to reside on lifestyle blocks and in rural living environments. In the past the District Plan and various changes to it have accommodated this desire.

It is acknowledged in certain areas it is possible to accommodate additional rural living activity in contained and managed locations, while sustaining the life-supporting capacity of soils, protecting amenity values and ensuring proper regard to matters of water quality and effluent disposal.

8.1.3 Environmental Results Anticipated

Implementation of policies and methods for management relating to Rural Living areas will result in:

- (i) The achievement of a diversity of living and working environments.
- (ii) Conservation and enhancement of outstanding landscape values of the District.
- (iii) A variety of levels of building density throughout the District.
- (iv) Safeguarding the life supporting capacity of water and soil.
- (v) Self-sufficiency of services in rural living areas.