

RURAL RESIDENTIAL & LIFESTYLE 22

Key: Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions. Dated 6 April 2016.

22 Rural Residential and Rural Lifestyle

22.1 Zone Purpose

The Rural Residential and Rural Lifestyle zones provide residential living opportunities on the periphery of urban areas and within specific locations amidst the Rural ~~z~~Zone. In both zones a minimum allotment size is necessary to maintain the character and quality of the zones and, ~~where applicable, a buffer edge between urban areas, or the open space, rural and natural landscape values~~ of the surrounding Rural Zone.

Comment [CB1]: Submitter 238 and FS1255.38

While development is anticipated in the Rural Residential and Rural Lifestyle zones, the district is subject to natural hazards and, where applicable, it is anticipated that development will recognise and manage the risks of natural hazards at the time of subdivision or the identification of building platforms. Some areas such as Makarora have been identified as areas subject to natural hazards and provisions are provided to manage natural hazards at these locations.

Comment [CB2]: Submitter 383. Relates to clarification.

Rural Residential Zone

The Rural Residential zone generally provides for development at a density of up to one residence every 4000m². Some Rural Residential areas are located within visually sensitive landscapes. Additional provisions apply to development in some areas to enhance landscape values, indigenous vegetation, the quality of living environments within the zone and to manage the visual effects of the anticipated development from outside the zone. Particularly from surrounding rural areas, lakes and rivers. The potential adverse effects of buildings are controlled by bulk and location, colour and lighting standards and, where required, design and landscaping controls imposed at the time of subdivision.

Rural Lifestyle Zone

The Rural Lifestyle zone provides for rural living opportunities, having a development density of one residential unit per hectare with an overall density of one residential unit per two hectares across a subdivision. Building platforms are identified at the time of subdivision to manage the sprawl of buildings, manage adverse effects on landscape values and to manage other identified constraints such as natural hazards and servicing. The potential adverse effects of buildings are controlled by height, colour and lighting standards.

The Deferred Rural Lifestyle (Buffer) zone east of Dalefield Road places limits on the expansion of rural lifestyle development at that location.

The 'Hawthorn Triangle' Rural Lifestyle Zone bordered by Speargrass Flat, Lower Shotover and Domain Roads defines an existing settlement of properties. The adjoining Rural Lifestyle zoned areas within the Wakatipu Basin identify the potential for further limited residential development, within the density limits set out in the provisions.

Many of the Rural Lifestyle zones are located within sensitive parts of the district's distinctive landscapes. While residential development is anticipated within these zones, provisions are included to manage the visual prominence of buildings, control residential density and generally discourage commercial activities. Building location is controlled by the identification of building platforms, bulk and location standards and, where required, design and landscaping controls imposed at the time of subdivision.

Comment [CB3]: Check amendments to the SD chapter re this word.

Pursuant to Section 86(b)(3) of the RMA, the following rule that protects or relates to water has immediate legal effect:

- 22.5.6: Setback of buildings from water bodies.

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22.2 Objectives and Policies

22.2.1 ~~Objective - Maintain and enhance t~~ **The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can absorb development avoid detracting from these landscapes.**

Comment [CB4]: Submitters 497, 513, 515, 522

Policies

22.2.1.1 Ensure the visual prominence of buildings is avoided, remedied or mitigated particularly development and associated earthworks on prominent slopes, ridges and skylines.

Comment [CB5]: Submitters 497, 513, 515, 522

22.2.1.2 Set minimum density and building coverage standards in order to maintain so the open space, natural and rural qualities of the District's distinctive rural living character, amenity and landscapes values are not reduced.

Comment [CB6]: Submitter 238

Comment [CB7]: Submitters 497, 513, 515, 522

22.2.1.3 Allow for flexibility of the density provisions, where design-led and innovative patterns of subdivision and residential development, roading and planting would enhance the character of the zone and the District's landscapes.

22.2.1.4 Manage anticipated activities that are located near Outstanding Natural Features and Outstanding Natural Landscapes so that they do not diminish the qualities of these landscapes and their importance as part of the District's landscapes.

22.2.1.5 Maintain and enhance landscape values by controlling the colour, scale, location and height of permitted buildings and in certain locations or circumstances require landscaping and vegetation controls.

22.2.1.6 Have regard to the location and direction of lights so they do not cause glare to other properties, roads, public places or the night sky.

22.2.1.7 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision, development and any landscaping.

22.2.1.8 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

Comment [CB8]: Submitter 438

22.2.2 ~~Objective - Ensure~~ **Within the Rural Residential and Rural Lifestyle Zones predominant land uses are rural, residential and where appropriate, visitor and community activities.**

Policies

22.2.2.1 Provide for residential and farming as permitted activities, and recognise that depending on the location, scale and type, community activities may be compatible with and enhance the Rural Residential and Rural Lifestyle Zones.

22.2.2.2 Any development, including subdivision located on the periphery of residential and township areas, shall avoid undermining the integrity of the urban rural edge and where applicable, the urban growth boundaries.

22.2.2.3 Discourage commercial and non-residential activities, including restaurants, visitor accommodation and industrial activities, so that would diminish the amenity, rural living quality and character of the Rural Residential and Rural Lifestyle zones are not diminished and the vitality of the District's commercial zones is not undermined.

Comment [CB9]: Submitter 764 and multiple submitters seeking VA is not non-complying. Refer Appendix 2.

22.2.2.4 Encourage intensive visitor accommodation only within the specified visitor accommodation subzone areas and control the scale and intensity of these activities.

Comment [CB10]: Submitter 764

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22.2.2.5 The bulk, scale and intensity of buildings used for visitor accommodation activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.

22.2.3 Objective - ~~Manage~~ n New development and adequately manages natural hazards risk.

Comment [CB11]: Submitter 764

Policies

22.2.3.1 Parts of the Rural Residential and Rural Lifestyle zones have been, and might be identified in the future as susceptible to natural hazards and some areas may not be appropriate for residential activity if the natural hazard risk cannot be adequately managed.

22.2.4 Objective - ~~Ensure~~ n New development does not exceed available capacities for servicing and infrastructure.

Comment [CB12]: Grammar

Policies

22.2.4.1 Discourage new development that requires servicing and infrastructure at an adverse cost to the community.

22.2.4.2 Ensure traffic generated by new development does not compromise road safety or efficiency.

22.2.5 Objective - ~~Manage situations where~~ s Sensitive activities conflicting with existing and anticipated rural activities are managed.

Policies

22.2.5.1 Recognise existing and permitted activities, including activities within the surrounding Rural Zone might result in effects such as odour, noise, dust and traffic generation that are established, or reasonably expected to occur and will be noticeable to residents and visitors in rural areas.

22.2.6 Objective - Bob's Cove Rural Residential sub-zone - To create comprehensively-planned residential development with ample open space and a predominance of indigenous vegetation throughout the zone.

22.2.6.1 Ensure at least 75% of the zone is retained as undomesticated area and at least 50% of this area is established and maintained in indigenous species such that total indigenous vegetation cover is maintained over that area.

22.2.6.2 Ensure there is open space in front of buildings that remains generally free of vegetation to avoid disrupting the open pastoral character of the area and the lake and mountain views.

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

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

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

- appropriate landscaping using native plants;
- restricting the use of exotic plants;

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- removing wilding species;
- providing guidance on the design and colour of buildings;
- maintaining view shafts from the Queenstown-Glenorchy Road.

22.3 Other Provisions and Rules

22.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

22.3.2 Clarification

- 22.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.
- 22.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity
- 22.3.2.3 Compliance with any of the following standards, in particular the permitted standards, does not absolve any commitment to the conditions of any relevant land use consent, consent notice or covenant registered on the site's computer freehold register.
- 22.3.2.4 The Council reserves the right to ensure development and building activities are undertaken in accordance with the conditions of resource and subdivision consent through monitoring.
- 22.3.2.5 Applications for building consent for permitted activities shall include information to demonstrate compliance with the following standards, and any conditions of the applicable resource consent or subdivision.
- 22.3.2.6 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in the rule.
- 22.3.2.7 Ground floor area means any areas covered by the building or parts of the buildings and includes overhanging or cantilevered parts but does not include pergolas (unroofed), projections not greater than 800mm including eaves, bay or box windows, and uncovered terraces or decks less than 1m above ground level.

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22.3.2.8 Building platforms identified on a site's computer freehold register shall have been registered as part of a resource consent approval by the Council.

22.3.2.9 Sub zones, including the Visitor Accommodation Sub Zone, being a subset of the respective Rural Residential and Rural Lifestyle zones require that all rules applicable to the respective zone apply, unless specifically stated to the contrary.

22.3.2.10 In addition to Tables 1 and 2, the following standards apply to the areas specified:

Table 3: Rural Lifestyle Deferred and Buffer Zones

Table 4: Rural Residential Zone at Forest Hill.

Table 5: Rural Residential Bob's Cove and Sub Zone.

Table 6: Ferry Hill Rural Residential Sub Zone.

Table 7: Wyuna Station Rural Lifestyle Zone.

22.3.2.11 These abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

22.3.3 Exemption

The standards pertaining to the colours and materials of buildings in Table 2 do not apply to soffits or, doors that are less than 1.8m wide.

22.4 Rules - Activities

	Table 1: Activities Rural Residential and Rural Lifestyle Zones	Activity
22.4.1	Any other activity not listed in Tables 1-7.	NC
22.4.2	Rural Residential Zone: The construction and exterior alteration of buildings.	P

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	Table 1: Activities Rural Residential and Rural Lifestyle Zones	Activity
22.4.3	<p>Rural Lifestyle Zone:</p> <p>22.4.3.1 The construction and exterior alteration of buildings located within a building platform approved by resource consent, or registered on the applicable computer freehold register.</p> <p>22.4.3.2 The exterior alteration of buildings located outside of a building platform not exceeding 30% of the ground floor area of the existing building in any ten year period.</p> <p>Non-compliance with rule 22.4.3.2 is a restricted discretionary activity. Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • External appearance. • Visibility from public places. • Landscape character. • Visual amenity. <p>22.4.3.3 The identification of a building platform for the purposes of a residential unit <u>except where identified by Rule 27.5.1.1.</u></p>	<p>P</p> <p>P</p> <p>D</p>
22.4.4	<p>Makarora Rural Lifestyle Zone:</p> <p>The construction of buildings located within a building platform approved by resource consent, or identified on the computer freehold register.</p> <p>Control is reserved to the avoidance or mitigation of the effects of natural hazards as set out in the matters of control in part 22.7.</p>	C
	Rural Residential and Rural Lifestyle Zones	
22.4.5	Residential Activity.	P
22.4.6	Residential Flat (activity only, the specific rules for the construction of any buildings apply).	P
22.4.7	Farming Activity.	P
22.4.8	Home Occupation that complies with the standards in Table 2.	P
22.4.9	<p>Home Occupation activity involving retail sales limited to handicrafts or items grown or produced on the site.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • Privacy on neighbouring properties. • scale and intensity of the activity. • Traffic generation, parking, access. • Noise. • Signs and Lighting. 	C

Comment [CB13]: Clarification in response to submissions rejecting this rule.

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	Table 1: Activities Rural Residential and Rural Lifestyle Zones	Activity
22.4.10	<p>Visitor accommodation within a visitor accommodation subzone, including the construction or use of buildings for visitor accommodation.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • The bulk and scale of buildings in the context of the scale of residential buildings in the surrounding area. • Access safety and transportation effects. • Car Parking. • Noise. • Signs and Lighting. • Landscaping to mitigate effects associated with buildings, infrastructure and car parking areas. • Where buildings are located near water bodies, ensuring the buildings are compatible with the scenic and amenity values of any waterbodies. • Whether the building will be located in an area subject to natural hazards including the effects of any mitigation to manage the location of the building. 	C
22.4.11	Visitor accommodation outside of a visitor accommodation subzone, including the construction or use of buildings for visitor accommodation.	NC_D
22.4.12	Community activity.	D
22.4.13	Informal airports.	D
22.4.14	Informal Airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities.	P
22.4.15	Any building within a Building Restriction Area that is identified on the planning maps.	NC
22.4.16	Any other commercial or Industrial activity.	NC
22.4.17	<p>Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956.</p> <p><u>Except commercial fish or meat processing where undertaken as part of a permitted home occupation in terms of Rule 22.5.7.</u></p>	PR

Comment [CB14]: Submitter 127

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22.5 Rules - Standards

	Table 2: Standards Rural Residential and Rural Lifestyle Zones	Non-compliance:
22.5.1	<p>Building Materials and Colours</p> <p>All buildings, including any structure larger than 5m², new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</p> <p>Exterior colours of buildings:</p> <p>22.5.1.1 All exterior surfaces* shall be coloured in the range of black, browns, greens or greys;</p> <p>22.5.1.2 Pre-painted steel, and all roofs shall have a <u>light</u> reflectance value not greater than 20%;</p> <p>22.5.1.3 Surface finishes** shall have a <u>light</u> reflectance value of not greater than 30%.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties. • Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building. • The size and height of the building where the subject colours would be applied. <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p>	RD
22.5.2	<p>Building Coverage (Rural Residential Zone only)</p> <p>The maximum ground floor area of any building shall be 15% of the net site area.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The effect on open space, character and amenity. • Effects on views and outlook from neighbouring properties. • Ability of stormwater and effluent to be disposed of on-site. 	RD
22.5.3	<p>Building Size</p> <p>The maximum <u>ground floor area</u> size of any building shall be 500m².</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Visual dominance. • The effect on open space, rural <u>living</u> character and amenity. 	RD

Comment [CB15]: Submitter 497 and others.

Comment [CB16]: Clarification.

Comment [CB17]: FS1255

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	<ul style="list-style-type: none"> Effects on views and outlook from neighbouring properties. Building design and reasons for the size. 	
22.5.4	<p>Setback from internal boundaries</p> <p>The minimum setback of any building from internal boundaries shall be:</p> <p>22.5.4.1 Rural Residential zone - 6m</p> <p>22.5.4.2 Rural Lifestyle zone - 10m</p> <p>22.5.4.3 Rural Residential zone at the north of Lake Hayes - 15m</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> Visual dominance. The effect on open space, rural living character and amenity. Effects on privacy, views and outlook from neighbouring properties. Reverse sensitivity effects on adjacent properties. Landscaping. 	RD
22.5.5	<p>Setback from roads</p> <p>The minimum setback of any building from a road boundary shall be: 40m, except in the Rural Residential zone at the north of Lake Hayes, the minimum setback from Speargrass Flat Road shall be 15m.</p> <p>22.5.5.1 Rural Lifestyle Zone: 20m</p> <p>22.5.5.2 Rural Residential Zone: 10m</p> <p>22.5.5.3 Rural Residential Zone where the road is a State Highway: 15m</p>	NC
22.5.6	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> Any indigenous biodiversity values. Visual amenity values. Landscape character. Open space. Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building. <p>Except this rule does not apply to the visitor accommodation sub zones.</p>	RD
22.5.7	<p>Home Occupation</p> <p>Home occupation activities shall comply with the following:</p> <p>22.5.7.1 No more than one full time equivalent person from outside the household shall be employed in the home occupation</p>	D

Comment [CB18]: Submitter 444.

Comment [CB19]: FS 1255

Comment [CB20]: Submitter 367

Comment [CB21]: Submitter 719

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	<p>activity.</p> <p>22.5.7.2 The maximum number of vehicle trips* shall be:</p> <p style="margin-left: 20px;">a. Heavy Vehicles: 2 per week</p> <p style="margin-left: 20px;">b. other vehicles: 10 per day</p> <p>22.5.7.3 Maximum net floor area:</p> <p style="margin-left: 20px;">a. Rural Residential Zone: 60m²</p> <p style="margin-left: 20px;">b. Rural Lifestyle Zone: 150m²</p> <p>22.5.7.4 Activities and the storage of materials shall be indoors</p> <p>*A vehicle trip is two movements, generally to and from a site.</p>	
22.5.8	<p>Building Height</p> <p>The maximum height for any building is 8 metres.</p>	NC
22.5.9	<p>Glare</p> <p>22.5.9.1 All fixed exterior lighting shall be directed away from adjacent roads and sites.</p> <p>22.5.9.2 Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site.</p> <p>22.5.9.3 There shall be no upward light spill.</p>	NC
22.5.10	<p>Heavy Vehicle Storage</p> <p>No more than one heavy vehicle shall be stored or parked outside, overnight on any site for any activity.</p>	NC
22.5.11	<p>Residential Density: Rural Residential Zone</p> <p>22.5.11.1 Not more than one residential unit per 4000m² net site area.</p> <p><u>In the Rural Residential zone at the north of Lake Hayes:</u></p> <p><u>22.5.11.2 for allotments less than 8000m² in size, there shall be only one residential unit;</u></p> <p><u>22.5.11.3 for allotments equal to or greater than 8000m² there shall be no more than 1 residential unit per 4000m², on average.</u></p>	NC
22.5.12	<p>Residential Density: Rural Lifestyle Zone</p> <p>22.5.12.1 One residential unit located within each building platform.</p> <p>22.5.12.2 On sites less than 2ha there shall be only one residential unit.</p> <p>22.5.12.3 On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to</p>	NC

Comment [CB22]: Submitter 26.

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	be 4 hectares.	
22.5.13	<p>Visitor Accommodation in the Rural Lifestyle Zone Visitor Accommodation Subzone.</p> <p>Building Coverage:</p> <p>The maximum building coverage shall be 10% and on sites greater than 1ha the maximum building coverage shall be 10% or 2500m², whichever is the lesser.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The scale and intensity of the activity and the extent to which it is compatible with surrounding activities. • The effect on open space, character and amenity. • Effects on views and outlook from neighbouring properties. • Ability of stormwater and effluent to be disposed of on-site. 	RD
21.5.X	<p><u>Fire Fighting water and access: Rural Residential Zone</u></p> <p><u>New buildings where there is no reticulated water supply or it is not sufficient for fire-fighting water supply shall provide the following provision for firefighting:</u></p> <p><u>22.5.x.1 A water supply of 20,000 litres and any necessary couplings.</u></p> <p><u>22.5.x.2 A hardstand area adjacent to the firefighting water supply capable of supporting fire service vehicles.</u></p> <p><u>22.5.x.3 Firefighting water connection point within 6m of the hardstand, and 90m of the dwelling.</u></p> <p><u>22.5.x.4 Access from the property boundary to the firefighting water connection capable of accommodating and supporting fire service vehicles.</u></p> <p><u>Discretion is restricted to all of the following:</u></p> <ul style="list-style-type: none"> • <u>The extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply.</u> • <u>The accessibility of the firefighting water connection point for fire service vehicles.</u> • <u>Whether and the extent to which the building is assessed as a low fire risk.</u> 	RD

Comment [CB23]: Submitter 438.

	Table 3: Rural Lifestyle Deferred and Buffer zones	Non-compliance:
22.5.14	The erection of more than one non-residential building.	NC
22.5.15	In each area of the Deferred Rural Lifestyle zones east of Dalefield Road up to two residential allotments may be created with a single residential building platform on each allotment.	D
22.5.16	The land in the Deferred Rural Lifestyle (Buffer) zone shall be held in a single allotment containing no more than one residential building platform.	D
22.5.17	In the Deferred Rural Lifestyle (Buffer) zone, apart from the curtilage area, the land shall be maintained substantially in pasture. Tree planting	D

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	and natural revegetation shall be confined to gullies and watercourses, as specified in covenants and on landscape plans.	
22.5.18	In the Buffer zone, the maximum building height in the building platform shall be 6.5m.	NC

Table 4: Rural Residential Forest Hill		Non-compliance:
22.5.19	Indigenous Vegetation The minimum area on any site to be retained or reinstated in indigenous vegetation shall be 70 percent of the net site area. For the purpose of this rule net area shall exclude access to the site, consideration of the risk of fire and the building restriction area	NC
22.5.20	Building Restriction The building restriction area adjoining the Queenstown-Glenorchy Road, shall be retained and/or reinstated in indigenous vegetation.	NC

Table 5: Rural Residential Bob's Cove and sub-zone		Non-compliance:
22.5.21	Building Height (sub zone only) Maximum building height is 6m. The matters of discretion are listed in provision 22.5.1.32.	RD
22.5.22	Setback from roads Buildings shall be setback a minimum of 10m from roads, and 15m from Glenorchy – Queenstown Road.	NC
22.5.23	Open space (sub zone only) Those areas that are set aside as “open space” shall not contain any vegetation of a height greater than 2 metres, such that the vegetation does not disrupt the open pastoral character or the views of the lake and mountains beyond. The matters of discretion are listed in provision 22.5.32.	RD
22.5.24	Residential Density The maximum average density of residential units shall be 1 residential unit per 4000m ² calculated over the total area within the zone.	D
22.5.25	Boundary Planting: sub zone only 22.5.25.1 Where the 15 metre Building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre. 22.5.25.2 Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have	RD

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	<p>survived for at least 18 months prior to any residential buildings being erected.</p> <p>The matters of discretion are listed in provision 22.5.32.</p>	
22.5.26	<p>Building setbacks</p> <p>Buildings shall be located a distance of 10m from internal boundaries.</p> <p>The matters of discretion are listed in provision 22.5.32.</p>	RD
22.5.27	<p>Building setbacks and landscaping</p> <p>Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, all landscaping to be undertaken within this distance on the subject property shall consist of native species in accordance with the assessment criteria in provision 22.5.32, subject to the requirement below:</p> <p>22.5.27.1 All landscaping within 15 metres of the Glenorchy-Queenstown Road shall be planted prior to the commencement of the construction of the proposed building.</p> <p>22.5.27.2 All landscaping from 15 metres to 50 metres from the Glenorchy-Queenstown Road shall be established within the first planting season after the completion of the building on the site.</p> <p>The matters of discretion are listed in provision 22.5.32.</p>	RD
22.5.28	<p>Building setbacks: sub zone only</p> <p>No building shall be erected within an area that has been identified as Undomesticated Area.</p>	NC
22.5.29	<p>Landscaping: sub zone only</p> <p>Where development areas and undomesticated areas have not been identified as part of a previous subdivision, at least 75% of the total area of the zone shall be set aside as "Undomesticated Area" and the remainder as "Development Area"; and at least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover.</p> <p>This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.</p> <p>Such areas shall be identified and given effect to by way of covenant, as part of any land use consent application.</p>	NC
22.5.30	<p>Indigenous vegetation: sub zone only</p> <p>At least 50% of the undomesticated area within the zone shall be retained, established, and maintained in indigenous vegetation with a closed canopy, such that complete indigenous litter cover is maintained over the area; and</p> <p>The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This landscaping plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.</p>	NC

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22.5.31	<p>Definitions that apply within the Bob’s Cove Rural-Residential sub-zone:</p> <p><u>Development Area</u></p> <p>means all that land used for:</p> <ul style="list-style-type: none"> • Buildings; • Outdoor living areas; • Pathways and accessways, but excluding the main accessway leading from the Glenorchy-Queenstown Road to the development areas; • Private garden; and • Mown grass surfaces, but <u>excluding</u> large areas of commonly-owned mown pasture or grazed areas that are to be used for recreational purposes. <p><u>Undomesticated Area</u></p> <p>means all other land not included in the definition of “Development Area”.</p>	
22.5.32	<p>Matters of discretion for restricted discretionary activities:</p> <p>22.5.32.1 The form and density of development (including buildings and associated accessways) are designed to:</p> <ol style="list-style-type: none"> a. compliment the landscape and the pattern of existing and proposed vegetation; and b. mitigate the visual impact of the development when viewed from Lake Wakatipu and the Glenorchy-Queenstown Road. <p>22.5.32.2 The vegetation is, or is likely to be, of sufficient maturity to effectively minimise the impact of the proposed building when viewed from Lake Wakatipu and the Glenorchy-Queenstown Road.</p> <p>22.5.32.3 The development provides for 75% of the zone to be established and maintained as undomesticated, such that there is a predominance of indigenous vegetation.</p> <p>22.5.32.4 The form of development mitigates the visual impact from Lake Wakatipu and the Glenorchy-Queenstown Road.</p> <p>22.5.32.5 Whether and the extent to which the proposed landscaping contains predominantly indigenous species (comprising a mix of trees, shrubs, and grasses) that are suited to the general area, such as red beech, native tussocks, hebes, pittosporum, coprosmas, cabbage trees, and lancewoods.</p>	

Comment [CB24]: Underlined text not associated with s42a analysis.

Comment [CB25]: Underlined text not associated with s42a analysis.

	<p>Table 6: Ferry Hill Rural Residential Sub Zone</p> <p>Refer to Part 22.7.2 for the concept development plan</p>	<p>Non-compliance:</p>
22.5.33	<p>Density</p>	<p>NC</p>

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	There shall be no more than one residential unit per lot.	
22.5.34	<p>Building Height</p> <p>The maximum building height shall be 6.5m for lots 9-15 on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. Chimney and ventilation structures may be 7.2m high in this sub-zone.</p>	D
22.5.35	<p>Building Location</p> <p>The location of buildings shall be in accordance with the Concept Development Plan for the Ferry Hill Rural Residential sub-zone, in rule 22.7.2.</p>	D
22.5.36	<p>Design Standards</p> <p>Within Lots 9-15 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone:</p> <p>22.5.36.1 The roof pitch shall be between 20 and 30 and roof dormers and roof lights are to be incorporated in the roof pitch;</p> <p>22.5.36.2 Roof finishes of buildings shall be within the following range: Slate shingle, cedar shingle, steel roofing (long run corrugated or tray) in the following colours, or similar, only: Coloursteel colours New Denim Blue, Grey Friars, Ironsand or Lignite;</p> <p>22.5.36.3 Wall claddings of buildings shall be within the following range: cedar shingles, natural timber (clear stain), painted plaster in the following colours or equivalent: Resene 5YO18, 5B025, 5B030, 4GR18, 1B55, 5G013, 3YO65, 3YO20; stone cladding provided the stone shall be limited to Otago schist only and all pointing/mortar shall be recessed.</p>	D
22.5.37	<p>Landscaping</p> <p>22.5.37.1 Any application for building consent shall be accompanied by a landscape plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme.</p> <p>22.5.37.2 The landscape plan shall ensure:</p> <ol style="list-style-type: none"> a. That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner which enhances naturalness; and b. That residential development on sites adjoining Tucker Beach Road is subject to screening. <p>22.5.37.3 Plantings at the foot of, on, and above the escarpment within lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.</p> <p>22.5.37.4 Plantings on Lots 1 – 17 may include, willow (except Crack Willow), larch, maple as well as indigenous species.</p>	D

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	22.5.37.5 The erection of solid or paling fences is not permitted.	
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Table 7: Wyuna Station Rural Lifestyle Zone		Non-compliance:
22.5.38	The identification of any building platforms or construction of dwellings prior to the granting of subdivision consent that has assessed policies 27.7.1, 27.7.8.1 and 27.7.8.2.	PR

22.6 Rules - Non-Notification of Applications

Any application for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified:

- 22.6.1** Controlled activity Home occupation (Rule 22.4.9), except where the access is onto a State Highway.
- 22.6.2** Controlled activity Visitor Accommodation within a Visitor Accommodation subzone (Rule 22.4.10).

Comment [CB26]: Submitter 719.

22.7 Rules - Assessment Matters

22.7.1 Controlled Activities – Natural Hazards Makarora Rural Lifestyle Zone

- 22.7.1.1 The likelihood of the building being subject to the effects of any natural or other hazard, the degree to which the hazard could result in damage, destruction and/or loss of life, and the need to avoid or mitigate any potential damage or danger from the hazard.
- 22.7.1.2 Any potential adverse effects on other land that may be caused by the anticipated land use activities as a result of the effects of natural or other hazards.
- 22.7.1.3 Any need for conditions to avoid or mitigate potential damage or danger from the hazard, such as the provision of works, location and type of services, minimum floor heights and locations for buildings, and location and quantity of fill or earthworks.
- 22.7.1.4 Whether a minimum floor height should be specified for buildings in situations where inundation is likely and damage to structures could occur, but the land may not be suitable for filling.
- 22.7.1.5 In relation to flooding and inundation from any source, the Council shall have regard to the following:
- The effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining or downstream land;
 - Any proposed boundary drainage to protect surrounding properties;
 - Any effect of such filling or boundary drainage on the natural character or hydrological functions of wetlands;
 - The adequacy of existing outfalls and any need for upgrading;
 - Any need for retention basins to regulate the rate and volume of surface run-off.
- 22.7.1.6 In relation to erosion, falling debris, slope instability or slippage:

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- a. The need for certification by a Registered Engineer that any building site is suitable for the erection of buildings designed in accordance with NZS 3604;
- b. Any need for registration of covenants on the Certificate of Title;
- c. Any need for conditions relating to physical works to limit the instability potential.

22.7.2 Rural Residential Ferry Hill Sub Zone Concept Development Plan

