

**OVERVIEW**

It is intended to apply the Zone to appropriate locations within the Rural Zone. These locations will be capable of sustaining more intensive residential development, provided such development does not generate the adverse effects on the environment which can result from the establishment of residential activities in rural areas. Reduction of habitat values, earthworks and clearance of vegetation are examples of these adverse effects. Site specific standards to guide development will need to be addressed in any plan change application.

The Rural-Residential Zone will be normally be applied by way of a change to the Plan if it is demonstrated that the objectives and policies of the Plan and the Zone can be met. This approach allows a comprehensive set of controls be added to the Plan that takes into account the specific characteristics of the local environment

A small number of Rural-Residential Zones have been added to the Plan though the submission process. These areas have incorporated specific controls, including in some cases, concept plans that allow for a controlled development that is sensitive to the local topography and other constraints that exist in these localities.

It is considered that there is limited scope in the District to apply the Rural-Residential Zone. Much of the District is characterised by steep topography, unstable soils, and landscapes, which are inappropriate for such development. However, the Council will consider applying the Zone to locations where the protection of significant environmental features can be achieved and where the adverse effects of residential development can be avoided, remedied or mitigated.

Rural-residential development has the potential to have both positive and adverse effects on elements of the natural and physical environment.

The effect of residential development located on prominent landscape features and landforms such as ridgelines and hills, or an increased density of buildings which has a general impact on the open nature of the landscapes, can detract from rural amenity values. Similarly, the landscape qualities of the District can be affected by development which compromises the clearly defined extent of existing urbanised areas. Steep or unstable land can also be physically unsuitable for rural-residential development, which may require the construction of building platforms, access and associated earthworks.

Any area of rural-residential development must be able to meet servicing and infrastructure demands such as roading, water supply and sewage. Increased traffic flows from development can have adverse effects on the safety and convenience of the rural traffic environment. Accordingly, strict standards shall be applied to the land identified for the Zone.

<b>ISSUE 1</b>	<b>The potential for areas of rural-residential development to detract from landscape values.</b>
<b>OBJECTIVE 1</b>	<b>To protect significant features such as ridgelines, hills and skylines and the open space qualities of the District.</b>

### **POLICIES**

- 1A** The scale and form of buildings and structures should be integrated with, and complement the form of, surrounding landform features and patterns of vegetation.
- 1B** The colour of buildings should complement colours which predominate in the surrounding landscape.

### **EXPLANATION AND REASONS**

The unique landscape qualities of the rural area of the District are highly valued by the community of Banks Peninsula and visitors. Important components of the landscape include the distinctive landforms and the vegetative pattern of open grasslands interspersed with stands of remnant indigenous forest and regenerating secondary growth which define the landscape character.

Inappropriate patterns of rural-residential development can degrade these landscape values as a result of the visual impact of an increase in the number, density and scale of buildings.

These policies are intended to ensure that future development in the Rural-Residential Zone is carried out in a manner which respects those open qualities of the landscape which are highly valued by the community.

In particular the density, siting and design of buildings and other structures in the Rural-Residential Zone must respect those highly visible and sensitive elements of the landscape such as ridgelines and significant stands of indigenous vegetation.

Any increase in the density of dwellings and other buildings in the Rural-Residential Zone must be carefully managed to avoid compromising the open qualities of the rural landscape. Similarly, bulky and poorly-sited buildings and other structures have the potential to reduce landscape qualities and must be carefully sited to avoid or remedy any potential adverse effect.

**ISSUE 2** Rural-residential development adjacent to existing settlements can lead to unconsolidated urban sprawl.

**OBJECTIVE 2** To maintain the existing extent of urban areas, including small settlements.

#### **POLICY**

**2A** Rural-residential development should not be sited so that it leads to the physical extension of existing development in a Residential Zone, Small Settlement Zone, or Papakaianga Zone.

#### **EXPLANATION AND REASONS**

Rural-residential subdivision located adjacent to existing urban areas, including small settlements, can result in such areas appearing to unduly increase in size or the clearly defined boundaries of such areas being distorted.

The objective and policy seek to preserve the integrity of the form of urban areas and to avoid ad-hoc expansion of existing settlements through rural-residential development.

**ISSUE 3** Increased traffic volumes in rural areas resulting from rural-residential development can result in a loss of amenity.

**OBJECTIVE 3** To manage the intensity of traffic flows to ensure that future development does not exceed servicing and infrastructure capabilities.

#### **POLICY**

**3A** The extent and location of rural-residential development should ensure that traffic on surrounding rural roads does not unduly compromise the amenity derived from low traffic volumes.

#### **EXPLANATION AND REASONS**

Increases in the scale and intensity of development in the Rural-Residential Zone can result in additional vehicle movements which can detract from the safety and convenience of roads.

Low levels of vehicle movements on the roads of the Rural Zone contribute to the amenity of the Area. This aspect of rural amenity is easily compromised by

intensive rural-residential activity, which can generate increased use of rural roads.

<b>ISSUE 4</b>	<b>Intensive residential development can exceed existing servicing and infrastructure capabilities in rural areas.</b>
<b>OBJECTIVE 4</b>	<b>To ensure that rural-residential development provides for appropriate servicing and infrastructure without having adverse effects on the environment or a financial cost to the community.</b>

#### **POLICIES** (Updated 2 July 2011)

- 4A** Where any development requires new or upgraded roads, services, water supply, sewage or stormwater infrastructure it shall be provided by the developer or an appropriate financial contribution made in circumstances where no development contribution is being recovered under the Local Government Act 2002.
- 4B** Potable water supply, sewage and stormwater infrastructure provided for rural-residential development should be designed, established and maintained to ensure financial and operational sustainability without creating a financial cost for the community.
- 4C** Activities located within the Rural-Residential Zone should ensure that all wastes are disposed of in a manner that avoids or mitigates adverse effects on the natural and physical resources.

#### **EXPLANATION AND REASONS**

Increased development in the Rural-Residential Zone will generate demand for additional infrastructure and services which may exceed the capacity of existing facilities. Existing water supplies and sewage facilities are developed to a level which is appropriate to service an economy largely centred around extensive farming and dispersed rural settlement, whilst avoiding, remedying or mitigating adverse effects. The local roading network is developed to a standard which is capable of accommodating the relatively small traffic volumes associated with extensive farming and rural services.

Further rural-residential development may result in a need to expand or upgrade elements of the existing infrastructure or to establish new infrastructure or services. For example, increased vehicle movements may be generated which require road upgrading. The need to dispose of effluent or other wastes may require specialised disposal systems to be installed. In such circumstances it is expected that the costs, in whole or in part, will be born by the developer so that

excessive financial demands are not faced by users of existing rural infrastructure.

It is also important to ensure that the provision of any necessary additional infrastructure in the Rural-Residential Zone avoids, remedies or mitigates any potential adverse effects on the environment.

Services and infrastructure within the Rural Zone are adequate for the existing level of development. New development in the area must be of a scale which can be accommodated by those services or meet the cost of any necessary improvements or provide for its own servicing needs. In addition, new services and infrastructure for rural-residential development should be designed to accommodate the long-term demand of the development and should be established so they can be maintained by the owners of the development.

Further, all development in the Rural-Residential Zone must be capable of adequately disposing of wastes so that any adverse effects are contained within the site and do not impact on water courses or ground water.

<b>ISSUE 5</b>	<b>The creation or exacerbation of slope instability and soil erosion in areas with steep topography or unstable soils by rural-residential development.</b>
<b>OBJECTIVE 5</b>	<b>To avoid the creation or exacerbation of soil erosion and slope instability as a result of the construction of access and building platforms.</b>

**POLICY**

**5A** Rural-residential development should not take place in areas with steep topography or with unstable soils.

**EXPLANATION AND REASONS**

Activities associated with residential development such as the forming of access and building platforms and other construction involving earthworks can create or exacerbate soil erosion or slope instability. Such activities are an unavoidable aspect of residential development and for this reason, rural-residential activity is not appropriate in areas of steep topography or with unstable soils.

<b>ISSUE 6</b>	<b>Reduction of habitat values through the removal of stands of remnant and regenerating indigenous vegetation.</b>
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**OBJECTIVE 6** To recognise and provide for the protection and enhancement of indigenous vegetation.

### **POLICIES**

- 6A** Existing remnant and regenerating indigenous vegetation which contribute to the natural qualities of the landscape should be retained, except where it is necessary to remove trees to create building platforms for dwellings.
- 6B** Development should not compromise any habitat of indigenous species or the effectiveness of any ecological corridor.

### **EXPLANATION AND REASONS**

Rural-Residential development has the potential to occur within stands of remnant and regenerating indigenous vegetation. These have an important ecological function by supporting populations of a number of native plants and wildlife and are also important as living reminders of the original vegetative cover of the District.

The remaining stands of significant indigenous vegetation are fragmented and limited in extent and can be under threat from clearance, inappropriate land use and invasion of weeds and exotic species.

Any development in the Rural-Residential Zone, or any proposal for this zoning on land must be sensitive to this issue.

### **METHODS TO ACHIEVE OBJECTIVES AND POLICIES**

- Allowing, by way of variation or Plan change, land currently in the Rural Zone to form part of the Rural-Residential Zone where it can be demonstrated that the objectives and policies of the Plan and the Rural-Residential Zone can be met.
- Requiring variations or Plan changes identifying land to form part of the Rural-Residential Zone to be accompanied by appropriate rules which will achieve the objectives and policies.

### **RULES**

1. **Samarang and Allandale Rural-Residential Zone on Planning Maps R1 and R3**

**1.1 Concept Plan**

Any development in the Samarang Bay and Allandale R-R Zones shall be in general accordance with the layout (and in the case of Samarang Bay conditions) shown on the respective concept plans in Appendix XVI.

**1.2 Permitted Activities**

The following are permitted activities where they meet the conditions set out in Rule 2 (below):

- The erection of dwellings;
- Home Enterprises;
- Farming;
- Reserves;
- Outdoor recreation, which does not involve the use of motorised vehicles other than service vehicles; and,
- Conservation activities.

**1.3 Controlled Activities****Relocated Buildings**

For relocated building activity compliance with the following standards and terms is required for the activity to be a controlled activity

- Compliance with all other relevant rules in this Plan.

**1.4 Resource Consent Conditions**

In considering an application for a controlled activity for a relocated building the Council may impose conditions in relation to the following matters:

- The likely appearance of the building upon restoration or alteration, and its compatibility with buildings on adjoining properties and in the vicinity.
- The exterior materials used, and their condition and quality.
- The period required for restoration work to be undertaken.
- Any requirements to impose a bond or other condition to ensure completion of restoration work to an acceptable standard.

**2. Conditions for Permitted Activities and Standards for Controlled Activities****2.1 Dwelling Density**

No more than one dwelling on any site.

**2.2 Height**

Maximum height of buildings and structures – 6.0 metres.

**2.3 Building Height in Relation to Boundary**

No part of any building shall project beyond a building envelope contained by a 45 degree recession plane from any point 2.0 metres above any adjoining site boundary.

#### 2.4 Yards – Minimum

No building or part of a building shall be erected within the following yards:

- Front, side and rear - 15m
- All buildings shall be at least 30 metres from the Mean High Water Spring Tide Mark.

#### 2.5 Site Coverage

For Samarang Bay Rural-Residential Zone:

- Maximum - 10% of net site area or 250m<sup>2</sup> whichever is the lesser.

For Allandale Rural-Residential Zone:

- Maximum – 10% of net site area or 500m<sup>2</sup> whichever is the lesser.

#### 2.6 Earthworks

Earthworks which extend outside the eaves of buildings shall not exceed the following dimensions:

- 10m<sup>3</sup> (volume), except that earthworks for access shall be permitted up to 50m<sup>3</sup> (volume)

and

- shall not have a face height greater than 2.0m.

#### 2.7 Vehicle Parking

All new dwelling sites shall be provided with two spaces for vehicle parking each with the following minimum internal dimensions:

- Width – 3 metres.
- Depth – 5.5 metres.

#### 2.8 Light

Maximum lux spill from artificial sources of light shall not exceed 10 lux spill (horizontal and vertical) at or within any adjoining site.

#### 2.9 Building Colours Samarang Bay and Allandale Rural-Residential Zones

All buildings within the Samarang Bay and Allandale Rural-Residential Zones, as shown on Planning Maps R1 and R3 and the Concept Plans in Appendix XVI shall be finished in colours complying with the colour palette described in Appendix XVI.

#### 2.10 Open Space Samarang Bay Rural-Residential Zone

No building shall be permitted within the areas indicated on the Samarang Bay Concept Plan in Appendix XVI as “Areas to remain free of buildings”.

#### 2.11 Relocated Buildings



Any relocated building must be clad, roofed and, if it is to be used as a dwelling, made habitable within six months of the issuing of a building consent.

### **3. Restricted Discretionary Activities**

An application must be made for a restricted discretionary activity for any activity included in the lists of permitted activities and controlled activities which does not comply with one or more of the conditions for permitted activities and standards for controlled activities.

#### **3.1 Assessment of Applications**

Assessment of applications for restricted discretionary activities will be limited to those conditions for permitted activities and standards for controlled activities with which the proposal fails to comply.

Applications for restricted discretionary activities will be assessed against the following:

- The relevant objectives and policies of the Rural-Residential Zone.
- The objectives and policies of any relevant Protection Area.
- Any other objectives and policies of the Plan which are relevant to consideration of the application.
- Guidelines for buildings in Appendix VIII.
- Any relevant criteria set out in Chapter 30 (Resource Consent Procedures).

#### **3.2 Resource Consent Conditions**

In granting a resource consent the Council shall restrict the exercise of its discretion to those conditions for permitted activities and standards for controlled activities with which the proposal fails to comply.

### **4. Discretionary Activities**

The following are discretionary activities where they meet the standards set out in Rule 5 (below):

- a) Places of assembly.
- b) Visitor facilities.
- c) Health care services.
- d) Retailing.

#### **4.1 Assessment of Application**

Applications for discretionary activities will be assessed against the following:

- The relevant objectives and policies of the Rural-Residential Zone.
- Any other objectives and policies of the Plan which are relevant to consideration of the application.

- Any relevant criteria set out in Chapter 30 (Resource Consent Procedures).

In addition, the conditions for permitted activities will be used as a guide.

## **5. Standards for Listed Discretionary Activities**

Refer to list of standards below:

- a) Places of assembly – 5.1, 5.2, 5.3, 5.5,
- b) Visitor facilities – 5.1, 5.2, 5.5,
- c) Health care services – 5.3, 5.4(a), 5.5,
- d) Retail premises – 5.2, 5.3, 5.4(b), 5.5.

### **5.1 Intensity Ratio**

Minimum 50m<sup>2</sup> of site area per person the activity is designed to accommodate.

### **5.2 Screening of Outdoor Areas**

All outdoor areas associated with the activity shall be screened with a 1.8 metre high fence or solid planting which ensures privacy for adjoining sites.

### **5.3 Hours of Operation**

0700 to 2200 hours.

### **5.4 Floor Area**

- Maximum floor area used for **Health Care Services** activities on any site shall not exceed 100m<sup>2</sup>.
- Maximum floor area used for **Retailing** activities on any site shall not exceed 50m<sup>2</sup>.

### **5.5 Use of Heavy Motor Vehicles**

No use of heavy motor vehicles (as defined by the Traffic Regulations 1976, or any subsequent amendments) shall be associated with the activity.

## **6. Non-Complying Activities**

### **6.1 Heli-landing areas, (Updated November 2010)**

except that this rule shall not apply to heli-landing areas on sites greater than 3000m<sup>2</sup> where all of the following conditions are met:

- (a) The number of flights do not exceed 12 (24 movements) in any calendar year;
- (b) The flights (movements) do not take place on more than five days in any one month period;
- (c) The flights (movements) do not exceed three in any one week;

- (d) Any movements shall only occur between 8.00am and 6.00pm;
- (e) No movements shall take place within 25m of any dwelling unless that dwelling is owned or occupied by the applicant;
- (f) A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Christchurch City Council if requested.

6.2 Activities listed in Rule 4 which do not comply with the relevant standards in Rule 5.

6.3 Any activity not otherwise specified as a permitted, controlled, restricted discretionary, or discretionary activity is a non-complying activity.

### **ANTICIPATED ENVIRONMENTAL RESULTS**

The following environmental results are anticipated from the implementation of the objectives and policies relating to the Rural-Residential Zone:

- Retention of landscape values.
- Avoid unconsolidated urban sprawl.
- Development that does not exceed servicing and infrastructural capabilities.
- Avoid soil erosion and slope instability.
- All wastes are disposed of in a manner that avoids or mitigates adverse effects on the natural and physical resources.

### **REFERENCE TO OTHER PROVISIONS**

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- 15 Trees
- 16 Conservation Areas
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- 32 Financial Contributions
- 33 Noise
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- 35 Access Parking and Loading
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