

Attachment G – Chapter 8: Rural Residential Zone and Rural Lifestyle Zone

15 Rural Residential and Rural Lifestyle

15.1 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 General 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.

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 and provisions are provided to manage natural hazards at these locations.

Rural Residential Zone

The Rural Residential zone generally provides for large-lot suburban-style development at a density of one residence every 4000m². Some Rural Residential areas are located within visually sensitive landscapes. Additional provisions apply to development in some areas to enhance scenic 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. Building location is controlled by bulk and location 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 landscape values and to manage other identified constraints such as natural hazards and servicing.

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.

15.2 Other Relevant Provisions

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15.2.1 District Wide Rules

Attention is drawn to the following District Wide Rules, which may apply in addition to the Rural Residential and Rural Lifestyle zones rules. If a District Wide Rule is not complied with, then resource consent will be required in regards to that matter.

Part 5 Landscapes	Part 20 Subdivision	Part 23 Vegetation
Part 22 Transport	Part 29 Noise	Part 21 Natural Hazards
Part 18 Earthworks	Part 17 Signs	Part 27 Renewable Energy

15.3 Objectives and Policies

15.3.1 **Objective 1 – Maintain and enhance the district’s distinctive landscapes while enabling rural living opportunities in areas that can avoid detracting from those landscapes.**

Policies

- 15.3.1.1 Ensure the visual prominence of buildings is avoided, particularly development and associated earthworks on prominent slopes, ridges and skylines.
- 15.3.1.2 Set minimum density and building coverage standards so the living qualities, open space, natural and rural qualities of the District’s distinctive landscapes are not reduced.
- 15.3.1.3 Allow 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 distinctive landscapes.
- 15.3.1.4 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 distinctive landscapes.
- 15.3.1.5 Maintain and enhance landscape values by controlling the colour, scale, location and height of permitted buildings and in certain locations require landscaping and vegetation controls.
- 15.3.1.6 Have regard to the location and direction of lights so they do not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on the night sky.
- 15.3.1.7 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development.

15.3.2 **Objective 2 – Ensure the predominant land uses are rural, residential and where appropriate, community activities.**

Policies

- 15.3.2.1 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.

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- 15.3.2.2 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.
- 15.3.2.3 Encourage visitor accommodation only within the specified visitor accommodation subzone areas and, control the scale and intensity of these activities.
- 15.3.2.4 Discourage commercial and non-residential activities, including restaurants, visitor accommodation and industrial activities so that the amenity, 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.

15.3.3 **Objective 3 – Manage new development and natural hazards**

Policies

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

15.3.4 **Objective 4 – Ensure new development does not exceed available capacities for servicing and infrastructure.**

Policies

- 15.3.4.1 Discourage new development that requires servicing and infrastructure at a cost to the community.
- 15.3.4.2 Ensure traffic generated by new development does not compromise road safety or efficiency.

15.3.5 **Objective 5 – Manage situations where sensitive activities conflict with existing and anticipated rural activities.**

Policies

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

15.3.6 **Objective 6 – 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.**

- 15.3.6.1 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.
- 15.3.6.2 Ensure there is open space in front of buildings which remains generally free of vegetation to avoid disrupting the open pastoral character of the area and the lake and mountain views.

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15.3.7 Objective 7 – Bob’s Cove Rural Residential Zone - To maintain and enhance the ecological and amenity values of the Bob’s Cove Rural Residential zone.

15.3.7.1 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.

15.3.7.2 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;
- removing wilding species;
- providing guidance on the design and colour of buildings;
- maintaining view shafts from the Queenstown-Glenorchy Road.

15.4 Rules

15.4.1 Clarification

- (a) Refer to the definitions in part X for the clarification of terms.
- (b) 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.
- (c) 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.
- (d) 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.
- (e) For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in the rule.
- (f) 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.
- (g) Building platforms identified on a site’s computer freehold register shall have been registered as part of a resource consent approval by the Council.
- (h) 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

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15.4.2 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.

15.4.3 Activities - Rural Residential and Rural Lifestyle Zones

Activities in Table 1 shall be subject to the rules set out in Tables 2-6.

	Table 1	Activity
15.4.3.1	Any other activity not listed in Tables 1-6	NC
15.4.3.2	Rural Residential Zone: The construction and exterior alteration of buildings.	P
15.4.3.3	Rural Lifestyle Zone: I. The construction and exterior alteration of buildings located within a building platform approved by resource consent, or registered on the applicable computer freehold register. II. The exterior alteration of buildings located outside of a building platform exceeding 30% of the ground floor area of the existing building in any ten year period. Discretion is restricted to: (a) External appearance, (b) visibility from public places, (c) landscape character (d) visual amenity III. The identification of a building platform for the purposes of a residential unit.	P RD D
15.4.3.4	Makarora Rural Lifestyle Zone: The construction of buildings located within a building platform approved by resource consent, or identified on the computer freehold register. Control is reserved to the avoidance or mitigation of the effects of natural hazards as set out in the matters of control in part 23.6.	C
	Rural Residential and Rural Lifestyle Zones	
15.4.3.5	Residential Activity	P

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	Table 1	Activity
15.4.3.6	Residential Flat (activity only, the specific rules for the construction of any buildings apply) Control is reserved to: (a) Location, with the emphasis on proximity of the flat to the dwelling (b) parking, access (c) wastewater and water supply (d) development contributions	C
15.4.3.7	Farming Activity	P
15.4.3.8	Home Occupation that complies with the standards in Table 2	P
15.4.3.9	Home Occupation activity involving retail sales limited to handicrafts or items grown or produced on the site. Control is reserved to: (a) Privacy on neighbouring properties, scale and intensity (b) Traffic generation, parking, access (c) Noise (d) Signs and Lighting	C
15.4.3.10	Visitor accommodation within a visitor accommodation subzone. Control is reserved to: (a) The bulk and scale of buildings in the context of the scale of residential buildings in the surrounding area. (b) Traffic generation, parking, access (c) Noise (d) Signs and Lighting (e) Landscaping to mitigate effects associated with buildings, infrastructure and car parking areas	C
15.4.3.11	Visitor accommodation, including the construction or use of buildings for visitor accommodation outside of a visitor accommodation subzone.	NC
15.4.3.12	Community activity.	D
15.4.3.13	Informal airports in the Rural Lifestyle zone ancillary to farming activities.	P
15.4.3.14	Informal airports	D
15.4.3.15	Locating any building within a Building Restriction Area which is identified on the planning maps.	NC
15.4.3.16	Any other commercial or Industrial activity	NC

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	Table 1	Activity
15.4.3.17	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, commercial fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

15.4.4 Standards

The following standards apply to all activities, including permitted activities, within the Rural Residential and Rural Lifestyle zones.

Table 2

	Standard	Non-compliance:
15.4.4.1	Building Materials and Colours 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: a) Exterior colours of buildings: (i) All exterior surfaces shall be coloured in the range of browns, greens or greys; (ii) Pre-painted steel, and all roofs shall have a reflectance value not greater than 20%; (iii) Surface finishes shall have a reflectance value of not greater than 30%. Discretion is reserved to: (a) Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties. (b) 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. (c) The size and height of the building where the subject colours would be applied.	RD
15.4.4.2	Building Coverage (Rural Residential Zone only) The Maximum ground floor area of any building shall be 15% of the net site area. Discretion is reserved to: (a) The effect on open space, character and amenity; (b) Effects on views and outlook from neighbouring properties; (c) Ability of stormwater and effluent to be disposed of on-site.	RD

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15.4.4.3	Building Size The maximum size of any building shall be 300m². Discretion is reserved to: (a) Visual dominance (b) The effect on open space, rural character and amenity; (c) Effects on views and outlook from neighbouring properties; (d) Building design and reasons for the size.	RD
15.4.4.4	Setback from internal boundaries The minimum setback of any building from internal boundaries shall be:: – Rural Residential zone - 6m – Rural Lifestyle zone - 10m – Rural Residential zone at the north of Lake Hayes - 15m Discretion is reserved to: (a) Visual dominance; (b) The effect on open space, rural character and amenity; (c) Effects on privacy, views and outlook from neighbouring properties; (d) Reverse sensitivity effects on adjacent properties; (e) Landscaping.	RD
15.4.4.5	Setback from roads The minimum setback of any building from a road boundary shall be 10m, except in the Rural Residential zone at the north of Lake Hayes the minimum setback from Speargrass Flat Road shall be 15m.	NC
15.4.4.6	Setback of buildings from waterways The minimum setback of any building from waterways shall be 20m. Discretion is restricted to: (a) Any indigenous biodiversity values; (b) Visual amenity values; (c) Landscape character; (d) Open space; (e) Whether the waterway is subject to flooding or natural hazards and any mitigation to manage the location of the building.	RD
15.4.4.7	Home Occupation Home occupation activities shall comply with the following: (a) No more than one full time equivalent person from outside the household shall be employed in the home occupation activity. (b) The maximum number of vehicle trips* shall be: (i) Heavy Vehicles: 2 per week (ii) other vehicles: 10 per day	D

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	(c) Maximum net floor area: (i) Rural Residential Zone: 60m² (ii) Rural Lifestyle Zone: 150m² (d) Activities and the storage of materials shall be indoors *A vehicle trip is two movements, generally to and from a site.	
15.4.4.8	Building Height The maximum height for any building is 7 metres.	NC
15.4.4.9	Glare (a) All fixed exterior lighting shall be directed away from adjacent roads and sites. (b) 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.	NC
15.4.4.10	Heavy Vehicle Storage No more than one heavy vehicle shall be stored or parked outside, overnight on any site for any activity.	NC
15.4.4.11	Residential Density (a) Rural Residential Zone (i) for sites less than 8000m² there shall be only one residential unit. (ii) for sites equal to or greater than 8000m² there shall be no more than one residential unit per 4000m². (b) Rural Lifestyle Zone (i) One residential unit located within each building platform. (ii) On sites less than 2ha there shall be only one residential unit. (iii) On sites equal to or greater than 2ha there shall be no more than one residential unit per one hectare.	NC

Rural Lifestyle Deferred and Buffer zones

In addition to Tables 1 and 2, the following standards apply within the Rural Lifestyle Deferred and Buffer zones, identified on planning map 29.

Table 3

Rule	Non-
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		compliance:
15.4.4.12	The erection of more than one non-residential building.	NC
15.4.4.13	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 pursuant to Rule 15.2.6.3 (iii)(a) .	D
15.4.4.14	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
15.4.4.15	In the Deferred Rural Lifestyle (Buffer) zone, apart from the curtilage area, the land shall be maintained substantially in pasture. Tree planting and natural revegetation shall be confined to gullies and watercourses, as specified in covenants and on landscape plans.	D
15.4.4.16	In the Buffer zone, the maximum building height in the building platform shall be 6.5m.	NC

Rural Residential Forest Hill

In addition to Tables 1 and 2, the following standards apply within the Rural Residential zone at Forest Hill, identified on planning map **38**.

Table 4

	Rule	Non-compliance:
15.4.4.17	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 and the building restriction area.	NC
15.4.4.18	Building Restriction The building restriction area adjoining the Queenstown-Glenorchy Road, shall be retained and/or reinstated in indigenous vegetation.	NC

Rural Residential Bob's Cove and sub-zone

In addition to Tables 1 and 2, the following standards apply within the Rural Residential zone at Bob's Cove and where specified, the Bobs Cove sub zone, identified on planning **map 38**. The matters of discretion are listed in provision **15.6**.

Table 5

	Rule	Non-compliance:
15.4.4.19	Building Height (sub zone only) Maximum building height is 6m.	RD

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15.4.4.20	Setback from roads Buildings shall be setback a minimum of 10m from roads, and 15m from Glenorchy – Queenstown Road.	NC
15.4.4.21	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.	RD
15.4.4.22	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
15.4.4.23	Boundary Planting (sub zone only) (a) 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. (b) 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 survived for at least 18 months prior to any residential buildings being erected.	RD
15.4.4.24	Building setbacks and landscaping (a) Buildings shall be located a distance of 10m from internal boundaries. (b) 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 15.5.27, subject to the requirement below: (i) All landscaping within 15 metres of the Glenorchy-Queenstown Road shall be planted prior to the commencement of the construction of the proposed building. (ii) 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. (c) Sub zone only (i) No building shall be erected within an area that has been identified as “Undomesticated Area” in accordance with Zone Standards 15.5.24 or [SUBDIVISION].2.6.3(iv).	RD RD RD RD NC
15.4.4.25	Landscaping (sub zone only)	NC

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	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. 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. Such areas shall be identified and given effect to by way of covenant, as part of any land use consent application.	
15.4.4.26	indigenous vegetation (sub zone only) 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 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.	NC
15.4.4.27	Definitions that apply within the Bob’s Cove rural-Residential sub-zone: <u>Development Area</u> means all that land used for: a) Buildings; b) Outdoor living areas; c) Pathways and accessways, but excluding the main accessway leading from the Glenorchy-Queenstown Road to the development areas; d) Private garden; and e) Mown grass surfaces, but <u>excluding</u> large areas of commonly-owned mown pasture or grazed areas which are to be used for recreational purposes. <u>Undomesticated Area</u> • means all other land not included in the definition of “Development Area”.	

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15.4.4.28	Matters of discretion for restricted discretionary activities: (a) The form and density of development (including buildings and associated accessways) are designed to: (i) compliment the landscape and the pattern of existing and proposed vegetation; and (ii) mitigate the visual impact of the development when viewed from lake Wakatipu and the Glenorchy-Queenstown Road. (b) 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. (c) The development provides for 75% of the zone to be established and maintained as undomesticated, such that there is a predominance of indigenous vegetation. (d) The form of development mitigates the visual impact from Lake Wakatipu and the Glenorchy-Queenstown Road. (e) 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.	
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Ferry Hill Rural Residential sub - zone

In addition to Tables 1 and 2, the following standards apply within the Rural Residential sub zone at Ferry Hill, identified on planning map [31](#).

Table 6

	Rule	Non-compliance:
15.4.4.29	There shall be no more than one residential unit per lot	NC
15.4.4.30	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.	D
15.4.4.31	The following standards apply: (a) The location of buildings shall be in accordance with the Concept Development Plan for the Ferry Hill Rural Residential sub-zone, located at page 15-15. (b) Within Lots 9-15 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone: (i) The roof pitch shall be between 20° and 30° and roof dormers and roof lights are to be incorporated in the	D

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	roof pitch; (ii) 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; (iii) 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. (c) Any application for building consent shall be accompanied by a landscape Plan which 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. The landscape plan shall ensure: i. 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 ii. That residential development on sites adjoining Tucker Beach Road is subject to screening. (d) 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. Plantings on Lots 1 – 17(?) may include Lombardy poplar, willow, larch, maple as well as indigenous species. (f) The erection of solid or paling fences is not permitted.	
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15.5 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:

- a. Controlled activity residential flat (Rule 15.4.3.6).
- b. Controlled activity Home occupation (Rule 15.4.4.7).
- c. Controlled activity Visitor Accommodation within a Visitor Accommodation subzone (Rule 15.4.3.10).

15.6 Assessment Matters

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15.6.1 Controlled Activities – Natural Hazards Makarora Rural Lifestyle Zone

- (a) 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.
- (b) 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.
- (c) 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.
- (d) 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.
- (e) In relation to flooding and inundation from any source, the Council shall have regard to the following:
 - (i) The effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
 - (ii) Any proposed boundary drainage to protect surrounding properties;
 - (iii) Any effect of such filling or boundary drainage on the natural character or hydrological functions of wetlands;
 - (iv) The adequacy of existing outfalls and any need for upgrading;
 - (v) Any need for retention basins to regulate the rate and volume of surface run-off.
- (f) In relation to erosion, falling debris, slope instability or slippage:
 - (i) 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;
 - (ii) Any need for registration of covenants on the Certificate of Title;
 - (iii) Any need for conditions relating to physical works to limit the instability potential.

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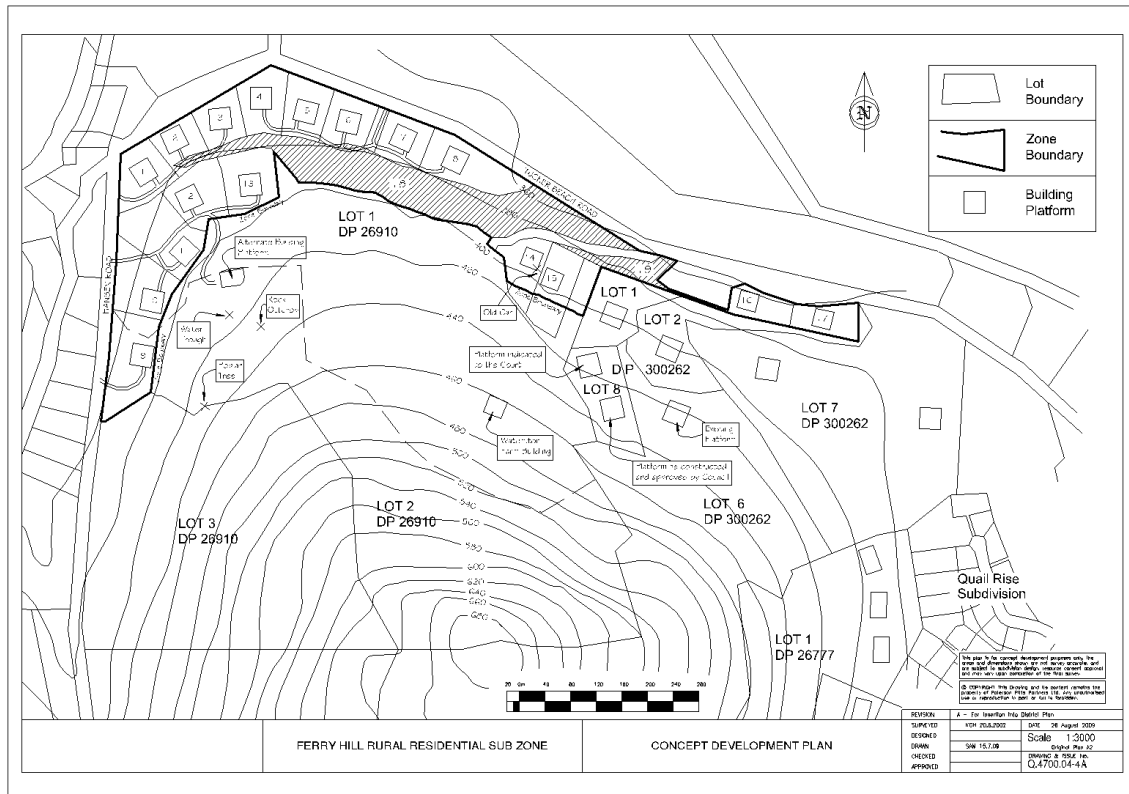


Figure XX: Rural Residential Ferry Hill Sub Zone Concept Development Plan