

## SECTION 7B: OHAU RIVER RURAL-RESIDENTIAL ZONE

### OBJECTIVES AND POLICIES

#### ***Objective – Ohau River Rural-Residential***

*Limited rural residential development which is sensitive to the natural values of the area including the Ohau River, avoids development in hazard areas, provides for maintenance of and access to the Ohau hydro canal and achieves on going elimination of pest plants on the eastern block.*

NOTE “Natural values” is referring to landscape values and includes those associated with the arboretum and removal of wildings.

#### **Policies**

1. *To retain the natural values of the Ohau River and its environs by providing for up to 50 lots and residential units only on the terrace of the western block set back from the river.*
2. *To avoid residential development in areas subject to flooding or erosion of the Ohau River or overland flow from a breach of the Ohau Canal.*
3. *To set buildings back 100 metres from the Ohau Canal to enable maintenance of the canal.*
4. *To manage the eastern half of the zone to prevent residential development and control pest plants, including wilding trees.*
5. *To manage the arboretum for a term of 50 years so as to maintain the exotic trees in good condition and for sustainable production of firewood (and/or timber).*
6. *To impose obligations on residential landowners (by way of covenants and /or consent notices) to comply with policies 4 and 5 above.*
7. *To maintain physical access to the margins of the Ohau River and on the formed terrace edge above the river.*

## OHAU RIVER RURAL-RESIDENTIAL ZONE

### 1 ZONE STATEMENT

This zone sits on the north side of the Ohau River close to Lake Ohau. To protect the amenity and landscape values of this area and protect development from hazards associated with the operation of the Waitaki Hydro Electricity Power Scheme development is limited to a maximum number of lots and residential units. Any development in the zone is required to nestle within the landscape and be of a low-key

rural character. To achieve a demonstrable environmental advantage rural residential development in this zone can only proceed if it is in accordance an approved vegetation management plan for the zone which requires management of weeds and wilding trees and maintenance of the arboretum. Areas within the zone adjoining the Ohau River are subject to river flooding and there is potential for inundation of land adjoining the Ohau Canal should it breach. A further hazard risk exists with the ongoing bank erosion created by the Ohau River where the site narrows. To protect buildings from these hazards they are to be located outside identified “no–building” areas.

## 2. DISTRICT WIDE RULES

The following General Provisions containing District Wide Rules apply in the Ohau River Rural-residential zone:

- |   |  |            |
|---|--|------------|
| • | Hazardous Substances                                       | Section 10 |
| • | Heritage Protection  | Section 11 |
| • | Signs and Outdoor Lighting                                 | Section 12 |
| • | Subdivision, Development and Financial Contributions       | Section 13 |
| • | Temporary Activities and Buildings and Environmental Noise | Section 14 |
| • | Transportation   | Section 15 |
| • | Utilities  | Section 16 |

# STATUS OF ACTIVITIES

## 3. PERMITTED ACTIVITIES

The following shall be Permitted Activities provided they comply with the Site and Zone Standards in 8 and 9, and are not otherwise listed as Controlled, Restricted Discretionary, Discretionary, Non-complying or Prohibited Activities.

### 3.1 Residential Activities

3.2 **Amenity Tree Planting** – Planting of those species listed in Rule 7.1 shall be a Prohibited Activity.

3.3 **Visitor Accommodation and Home Stays**– providing accommodation for a maximum of six guests on site at any one time.

3.4 **Home Occupations** – home occupations other than those that involve noxious activities, that comply with the site and zone standards.

### 3.5 Farming Activities

### 3.6 Earthworks –

3.6.1 Any earthworks (excavation and filling) 300m<sup>3</sup> or less or bare soil exposed 1000m<sup>2</sup> or less.

### 3.6.2 Any earthworks:

- Specifically approved as part as part of a subdivision or building consent
- For routine repair of operational tracks
- Levelling of fence lines
- For utility services
- Approved as part of a resource consent for a building

### 3.7 Vegetation Clearance

## 4. CONTROLLED ACTIVITIES

### 4.1. **Buildings** - Buildings within building platforms shown on an approved subdivision plan.

#### **Matters Subject to Council's Control**

- External appearance of buildings, including the bulk and shape of the building, roof pitches materials of construction and colour of exterior walls;
- Landscaping;
- Provision of water supply, stormwater and sewage treatment and disposal, electricity and telecommunications services;
- Natural Hazards.

All Site and Zone Standards in 8 and 9 must be complied with.

### 4.2. **Earthworks** – Any earthworks (excavation and filling) greater than 300m<sup>3</sup> and less than 1000m<sup>3</sup> per site or bare soil exposed greater than 1000m<sup>2</sup> and less than 2500m<sup>2</sup> per site is a Controlled Activity.

#### **Matters Subject to Council's Control**

- Siting, slope and camber of the track;
- Manner of forming the track;
- Terrain disturbance including vegetation clearance, volumes and materials to be removed;
- Rehabilitation of disturbed ground;
- Natural Hazards.

### 4.3 **Identification of Building Platforms**

The identification of a Building Platform on any lot created by subdivision provided Site Standard 8.8 is met.

#### **Matters Subject to Council's Control**

- (i) The appropriateness of the location of building platforms on the site and whether building design controls are required;
- (ii) Restrictions on fencing;

- (iii) Weed control, including covenants or consent notices, to ensure all lot and house owners are jointly and generally responsible for weed management (including removal of weed species) including over the balance lots;
- (iv) Management of the arboretum;
- (v) Natural hazards; and
- (vi) Access.

## 5. DISCRETIONARY ACTIVITIES

- 5.1 **Retail Sales** – All retail sales.
- 5.2 **Visitor Accommodation and Home Stays** - providing accommodation for more than six guests on site at any one time.
- 5.3 **Commercial Activities** – commercial activities other than complying visitor accommodation and home stay activities and complying farm activities
- 5.4 **Any activity** which is not listed as a Permitted, Controlled, Restricted Discretionary, Non-Complying or Prohibited Activity.
- 5.5 Any Permitted Activity or Controlled Activity that does not comply with any Site Standard in 8 with the exception of clause 8.8.

## 6. NON-COMPLYING ACTIVITIES

- 6.1. **Forestry Activities** excluding management of the arboretum
- 6.2. **Mining Activities**
- 6.3 **Industrial Activities**
- 6.4 **Noxious Activities** – any activity involving the following:
  - Panel beating, spray painting, motor vehicle repairs or vehicle dismantling, fibre glassing, sheet metal work, bottle or scrap storage, rubbish collection or a recycling service, motor or marine body building, meat processing or requires an Offensive Trade Licence under the Health Act 1956 or its amendments.
- 6.5 Any activity which does not comply with the site standard in clause 8.8 or any Zone Standard in 9.

## 7. PROHIBITED ACTIVITIES

- 7.1 **Amenity Tree Planting** – It is a Prohibited Activity for which no resource consent will be granted to plant the following species:
  - *Pinus contorta* (Lodgepole Pine )
  - *Pinus nigra* (Corsican Pine)
  - *Pinus muricata* (Bishops Pine)
  - *Pinus sylvestris* (Scots Pine)

- *Pinus menziesii* (Douglas Fir)
- *Pinus mugo/uncinata* (Mountain Pine)
- *Pinus pinaster* (Maritime Pine)
- *Pinus ponderosa* (Ponderosa Pine)
- *Larix deciduas* (European Larch)

## 8. SITE STANDARDS

8.1 **Building and Hard Surface Coverage** – the maximum coverage of all buildings and hard surfaces on each separate title shall not exceed 700m<sup>2</sup>. For the purposes of this rule hard surface shall not include any access whose formation and surfacing is permeable.

8.2 **Building Height** - The maximum height of any building shall not exceed 8m above existing ground level.

8.3 **Noise** – All activities shall be conducted to comply with the following standards as measured at any point within the boundary of any other site:

Daytime	0700 – 2000 hours	50 dBA L <sub>10</sub>
Night-time	2000 – 0700 hours	40 dBA L <sub>10</sub>
At all times		70 dBA L <sub>max</sub>

Noise levels shall be measured and assessed in accordance with NZS6801:1991 and NZS 6802:1991 or their successors.

8.4 **Nature and Scale of Home Occupations**

- i No more than one full-time equivalent person who permanently resides elsewhere than on the site may be employed in undertaking an activity on the site.
- ii All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles associated with an activity shall be carried out within a building.
- iii Hours of Operation – the maximum total number of hours the site shall be open to visitors, clients or deliveries shall be 50 hours per week. All activities associated with the home occupation or non-residential use of the site shall be restricted to within the following hours:

0700 – 2000 Monday to Friday; and

0800 – 2000 Saturday, Sunday and Public Holidays

except: where the activity is carried out entirely within a building; and where each person involved in the activity resides permanently on the site.

8.5 **Aircraft** – No activity shall involve the take-off or landing of aircraft, other than for emergency services landing and rescues, or civil defence purposes.

8.6 **Vegetation Clearance** – Clearance of indigenous vegetation shall be limited to those areas required for the establishment and occupation of buildings, access and

services. Vegetation clearance shall not include clearance of the arboretum plantings and shall comply with the Vegetation Management Plan approved as part of the subdivision consent for the zone.

8.7 **Fencing** – All fences shall be post and wire unless otherwise provided for pest animal control within an approved vegetation management plan. No fences shall impede public access.

#### 8.8 **Identification of Building Platforms**

- (i) No more than 50 building platforms shall be created within the Ohau River Rural-Residential Zone.
- (ii) No more than one building platform can be located on any site and the total area of that building platform shall be no more than 1000m<sup>2</sup>.
- (iii) No building platform shall be identified or located within:
  - The No-Build Area shown on Planning Map 60
  - 100m of a waterway, hydro canal or lake or 50m of a wetland or tarn
  - 20m of the Ostler Fault
  - 100m of the Conservation Estate or public walkway

### 9. Zone Standards

#### 9.1 **Buildings –**

- i No buildings shall be established outside a building platform.
- ii No more than 50 residential units shall be established within the zone.
- iii No buildings shall be established in the No-build area of the Ohau River Rural-Residential zone shown on Planning Map 60.
- iv All buildings shall be set back a minimum of 100m from waterways or hydro canals, 50m from wetlands and 20m from the Ostler Fault.

#### 9.2 **Vegetation Management Plan**

- i Prior to any development occurring within the Ohau River Rural-Residential zone, including any building, earthworks and/or planting, a vegetation management plan shall be approved as part of a subdivision consent for the Zone.
- ii All development shall accord with and implement the approved Vegetation Management Plan.

### 10. Assessment Matters

In considering whether or not to grant consent or impose conditions the Council shall have regard to, but not be limited by, the appropriate assessment matters in the Rural Zone or Residential Zone rules.