

SECTION 8 – TWIZEL RURAL-RESIDENTIAL ZONES

Introduction

Rural-residential development in the District has tended to occur adjacent to towns, where people have sought a variety of lifestyle options but generally wish to remain close to services. In Twizel, rural-residential development has occurred mainly to the north and west of the town. Development of rural-residential nature has created areas that have a predominantly rural outlook, a dominance of open space over buildings, and views of natural features such as the Mackenzie Basin, lakes and the mountains.

Provision has been made for these areas through the following zones:

- Rural-Residential 1 Zone
- Rural-Residential 2 Zone
- Hocken Lane Rural-Residential Zone

The Rural Residential 1 & 2 Zones situated west of Twizel provide for very low density rural-residential opportunities as an alternative to the suburban living areas in the District's townships. The zones are concentrated in close proximity to the town in order to encourage rural-residential development close to existing facilities and services. This also assists in preserving the large open spaces typical of the Mackenzie Basin by reducing the potential for sporadic rural-residential type development in to the Basin.

The Hocken Lane Rural-Residential zone is situated north of Twizel, and covers an area of approximately 147 hectares. It contains a variety of lot sizes and has a predominantly rural-residential feel. There are potential issues associated with development in this zone, and the establishment of additional residential-type activities is carefully managed in order to ensure unsustainable development is avoided.

Objectives and Policies

Rural-Residential 1 & 2 Zones - Objective 1 – protection of soils, water quality, landscape, and amenity

Development within the Rural-Residential 1 & 2 zones which avoids or mitigates adverse effects of activities on water and soil quality, preserves amenity, open space and landscape values, and reflects the character of Twizel and the surrounding area.

Rural-Residential 1 & 2 - Policy 1A:

To create high quality living environments which retain a dominance of open space over buildings, and to achieve built development that is compatible with the landscape and natural character of the zones and their surrounds through controls on density, coverage and reflectivity.

Explanation and Reasons

As well as low density of buildings and the preservation of spaciousness, characteristics of rural-residential living environments may include an expectation of comparative quietness, less traffic, reduced signage and lighting, when compared with urban living environments. Developments and activities within the Rural-residential 1 & 2 zones should reflect these characteristics.

Rural-Residential 1 & 2 - Policy 1B:

To provide where possible for the protection of views and outlook from Rural-residential 1 & 2 zones in terms of landscape values including spaciousness and panorama.

Explanation and Reasons

The Rural-residential 1 & 2 zones, while linked to the residential zones of Twizel township, have views of the open high country and alpine areas particularly to the north and west. Developments within the Rural-residential 1 & 2 zones should be designed and situated to complement the spaciousness of the wider landscape setting and to protect the views of the alpine setting and the open high country from the subject site and adjoining sites.

Rural-Residential 1 & 2 - Policy 1C:

The colour of buildings should complement colours which predominate in the surrounding landscape.

Explanation and Reasons

The external appearance of buildings can affect people's enjoyment of the landscape. Buildings finished in materials and colours that are compatible with or complementary to the surrounding natural environment are more visually attractive than those which do not take these matters into account.

Rural-Residential 1 & 2 - Policy 1D:

To avoid or mitigate adverse effects on soil and water quality through effective and sustainable stormwater and sewage treatment and disposal.

Explanation and Reasons

Appropriate servicing will be required for development in the Rural-residential 1 & 2 zones, in order to provide for the protection of soils and groundwater quality. Developments in the Rural-residential 1 zone will be required to provide reticulated sewage disposal. In the Rural-residential 2 zone, depending on the scale of the activity proposed, the larger minimum lot sizes may allow the option of on-site sewage treatment and disposal. This is subject to any such discharges obtaining appropriate permissions from the Canterbury Regional Council. Any activities within these zones should be carried out in such a way as to avoid adverse effects on soils or groundwater.

Hocken Lane Rural-Residential Zone - Objective 2

To avoid unsustainable rural-residential expansion and development in the Hocken Lane Rural-Residential zone.

Hocken Lane Rural-Residential Zone - Policy 2A:

To allow further subdivision and development in the Hocken Lane Rural-Residential Zone only where it is demonstrated that:

- (a) protection of buildings and sewage treatment and disposal facilities from flood hazard will be achieved; and
 - (b) appropriate and sustainable servicing including access, water supply, stormwater and sewage treatment and disposal is ensured; and
 - (c) adverse effects on water quality and the Twizel Water Supply will be avoided; and
 - (d) adverse effects on traffic safety and access will be avoided; and
 - (e) adverse effects on landscape and natural character will be avoided or mitigated.
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Explanation and Reasons

The Hocken Lane area is situated north of Twizel township, over Fraser Stream. It has been the subject of recent rural-residential development, and is made up of a variety of lot sizes in an attractive setting. However, there are a number of issues within this area which present challenges in terms of sustainable management.

The Hocken Lane Rural-Residential Zone is situated within an area of flood risk identified on the Twizel Flooding Area planning map appended to the Plan. The zone is bordered by the Fraser and Twizel Rivers, with Dry Stream and other small waterways running through the area. These watercourses present a risk of flooding to properties in this area. There is also an additional risk to the area from a potential break occurring in the Pukaki-Ohau Canal located up-plain of the Hocken Lane area, particularly as a result of fault movements.

Hocken Lane Rural-Residential Zone is not at present serviced by reticulated sewage disposal. Part of the zone falls within the Twizel Water Supply Protection Area, which denotes the area where contamination of groundwater must be prevented in order to protect Twizel's community water supply. It is imperative that ground and surface water quality is protected from the effects of any additional development, where that development has the potential to cause adverse effects.

Legal and physical access to sections within the zone is via a small privately owned right of way. This provides an additional challenge in respect of associated complexities with maintenance and traffic safety, when considering additional development. Residential or other activities giving rise to additional traffic should not be approved unless matters including traffic safety are able to be fully addressed.

Subdivision and residential development which may compromise soil and water quality and the safety of people and property should be avoided. Proposals for additional development within the zone will therefore require careful consideration given the site's location and potential for flood risk, and issues of servicing and access. Given the alternatives for rural-residential living that are available, further subdivision in Hocken Lane will only be allowed where all of the issues listed above can be fully and sustainably addressed. However, dwellings already approved through subdivisions and/or resource consents approved at the time of notification of this Plan Change will be allowed to be built as a permitted activity.

Rural - Residential - Objective 3 - Non Residential Activities

Non-residential activities in rural-residential areas which are necessary to meet the needs of people and the community but do not detract from the amenity and safety of the area.

Rural-Residential Policy 3A - Forestry, Factory Farming, Industrial, Mining And Noxious Or Unpleasant Activities

To discourage the establishment of factory farming, forestry, mining, industrial, and noxious or unpleasant activities in rural-residential zones, due to their potential to adversely affect the pleasantness and amenity of rural-residential areas.

Explanation and Reasons

Industrial activities, factory farming, forestry, mining and noxious or unpleasant activities have the potential to generate adverse effects such as noise, fumes, odours, shading, dust, vibration, lighting, glare and result in a loss of privacy and security. Consequently, these activities are discouraged in rural-residential areas.

Rural-Residential Policy 3B – Visitor Accommodation

To enable the establishment of visitor accommodation activities in the Rural- Residential 1 & 2 zones in a manner that protects and is compatible with the rural-residential character and amenity of the respective zone, and avoids, remedies or mitigates adverse effects.

Explanation and Reasons

Visitor accommodation activities can have significant effects associated with them such as noise, traffic generation and parking. These adverse effects associated with such activity must be adequately avoided or mitigated to protect the amenity and character of the zone as a rural-residential zone. This policy does not apply to the Hocken Lane Rural-Residential zone, where visitor accommodation is a non-complying activity.

Rural-Residential Policy 3C - Home Based Employment

To enable home based employment to occur in rural-residential zones provided the pleasantness and amenity of rural-residential areas is maintained.

Explanation and Reasons

Home based employment contributes to the economic development of the District, can allow buildings to be used more efficiently, and may result in energy savings as people do not need to travel to work.

Rural-Residential Policy 3D – Farming and Keeping Of Animals

To provide for farming and the keeping of animals within the Rural-Residential 2 zone and the Hocken Lane Rural-Residential zone, and to ensure any farming activity in the Rural-Residential 1 zone avoids, remedies or mitigates adverse effects on the amenity and residential character of the Rural – Residential 1 zone.

Explanation and Reasons

Some farming, in particular grazing of sheep, allows rural-residential land to be put to productive use and can be beneficial in terms of maintaining land. Therefore, it is appropriate that it is provided for in the rural-residential zones where larger lot sizes are available. In the Rural-residential 1 zone, farming activity is a discretionary activity in order that the effects of the activity on the amenity of the zone is able to be considered. The smaller lot sizes provided for in this zone provide for a higher level of residential amenity than the other rural-residential zones.