

## 6.25 TE ANAU RESIDENTIAL ZONE B

### OBJECTIVES, POLICIES, RULES FOR TE ANAU RESIDENTIAL ZONE B

#### 1.0 Objective

1.1 To enable development incorporating residential activities, visitor accommodation, small-scale commercial activities and outdoor recreation - with appropriate regard for landscape and visual amenity values, servicing and public access issues.

#### 2.0 Policies

2.1 To ensure an adequate level of sewage disposal, water supply and refuse disposal services are provided which do not have more than minor impact on water or other environmental values on or off the site.

2.2 To require development to be located to ensure the compatibility of activities and to mitigate adverse effects on neighbouring activities, the road network and landscape values.

2.3 To ensure that subdivision, development and ancillary activities have regard to landscape values.

2.4 To require the external appearance, bulk and location of buildings to have regard to the landscape values of the site.

2.5 To ensure that areas identified on the Zone map as visually sensitive are kept free of residential and/or commercial development.

#### 3.0 Methods

3.1 The objectives and associated policies will be implemented through a number of methods including:

- (i) District Plan:
  - Rules designed to avoid, remedy or mitigate the effects of use and development of land.
- (ii) Other methods:
  - Development Controls, and design Guidelines in respect of buildings and landscaping.
  - Covenant Document.

#### Anticipated Environmental Results

- (a) Preservation of open space and rural amenity.
- (b) Exclusion or mitigation of activities which cause adverse environmental effects through the use of performance standards.

- (c) Ensuring traffic safety on local roads and State Highway 94.
- (d) A development which complements the rural lakes environment of the Te Anau Basin.

#### 4.0 Rules

##### Rule TRB.1 - Permitted

- (a) Agricultural Activity that uses land and buildings for the primary purpose of the production of vegetative materials and/or livestock.
- (b) Residential Activity which complies with the relevant performance standards in PS.1.
- (c) Any activity which complies with PS.1 and is not managed by another rule in this plan.

##### Rule TRB.2 - Restricted Discretionary

- (a) Subdivision of land in the Te Anau Residential Zone B Resource Area. The matter to which the Council has restricted its discretion is:
  - (i) Compliance with the provisions of the Master Development Plan that was prepared in accordance with MDP.1.
- (b) The following shall be restricted discretionary activities provided they comply with PS.1.
  - (i) Recreational facilities.
  - (ii) Visitor accommodation.
  - (iii) Commercial activity.
  - (iv) Health Care activity
  - (v) Residential Care activity
  - (vi) Buildings
  - (vii) Landscaping - Scenic Protection Area.

The matters to which Council restricts its discretion are:

- (i) The external appearance of buildings with respect to the effect of visual values on the area and coherence with surrounding buildings.
- (ii) Infrastructure and servicing.
- (iii) Associated earthworks and landscaping.
- (iv) Access and parking.
- (v) Bulk and location.
- (vi) Exterior lighting.

### TRB.3 - Discretionary Activities

- (a) The erection of any building resulting in site coverage over the Te Anau Residential B Resource Area being greater than 15%.
- (b) The erection of any building exceeding 6 metres in height measured from ground level, measured at any point and the highest part of the building immediately above that point.
- (c) Buildings directly associated with services which do not comply with the Master Development Plan.
- (d) Educational Activity.
- (e) Any earthworks that exceed 1,000 m<sup>3</sup> in volume or 2,500 m<sup>2</sup> of exposed topsoil at any time.
- (f) Any activity that does not comply with one or more of the zone standards and is not listed as a prohibited activity.

### TRB.4 - Prohibited Activities

- (a) Any subdivision activity that is not provided for by TRB.2(a).
- (b) Industrial activities - as defined in the District Plan.
- (c) Commercial retail activities with a floor area exceeding 400 m<sup>2</sup>.
- (d) Any structure/building within the Scenic Protection Zone fronting the State Highway.
- (e) Any activity, other than subdivision, which will result in a change in land use within the 50 metre buffer zone and/or lead contamination area where there has not been a full risk assessment undertaken and remedial works completed.

### MDP.1 - Master Development Plan

- (a) A Master Development Plan for the Te Anau Residential Zone B Resource Area must be approved by Council prior to any subdivision activity occurring.
- (b) The Master Development Plan must be prepared in consultation with the affected infrastructure providers including the NZ Transport Agency.

- (c) The Master Development Plan must allow for:
  - i. a maximum site coverage of 15% over the entire zone
  - or
  - ii. a maximum of 350 lots

Matters that Council shall have regard to when considering a Master Development Plan

- (1) The exercise of Council's control in respect to subdivision shall be limited to the following:
  - (i) Roading pattern.
  - (ii) Indicative subdivision design and lot configuration and allotment sizes.
  - (iii) Mitigation measures for buildings visible from State Highway.
  - (iv) Proposed setbacks from roads and internal boundaries.
  - (v) Provision of pedestrian linkages.
  - (vi) Provision of reserve/recreation land.
  - (vii) Proposed landscaping to be situated on any road reserve or other land intended to be accessible to the public.
  - (viii) The maintenance of view shafts.
  - (ix) The Design Guidelines which will apply to all buildings erected within the area subject to the Master Development Plan.

- (2) The extent to which the proposal provides for, or will promote, mechanisms to manage demand to travel, or will utilise and/or capitalise on existing mechanisms to manage demand to travel.

In considering whether the potential effects of proposals for urban growth are minor Council should be satisfied that the proposal will:

- (i) Improve the ability to undertake multi-purpose trips to destination nodes.
- (ii) Reduces the distances that need to be travelled in order to reach destination nodes.
- (iii) Supports the choice of travel modes that priorities walking, cycling and public transport.

- (iv) Capitalises on and/or establishes opportunities for destination nodes to provide access to a comprehensive mix of goods, services and activities.
- (3) The exercise of Council's control in respect to landscaping scenic protection area shall be limited to:
- (i) All landscaping.
  - (ii) Species proposed.
  - (iii) Long term management considerations.
  - (iv) Maintenance of view shafts.

**PS.1 - PERFORMANCE STANDARDS**

**(a) Setbacks from Roads and Internal Boundaries**

- (i) No building or structure shall be located closer than 6 metres to a legal road reserve boundary.
- (ii) No building or structure shall be located within Scenic Protection Zones A or B.
- (iii) No building shall be located within 40 metres of Scenic Protection Zone A.
- (iv) No building or structure shall be erected closer than 2 metres to a side boundary.

**(b) Permeable Areas and Accessory Buildings - Residential Allotments**

- (i) Site coverage for any building or structure constructed shall be no more than 15% of the available lot area.
- (ii) Accessory buildings with a floor area greater than 80 m<sup>2</sup> shall be assessed as a discretionary activity.
- (iii) A minimum of 60% of the front yard area must be permeable surface.

**(c) Height Controls**

- (i) Maximum height of any building or structure shall be 6 metres.
- (ii) No part of any building shall project above a 45° recession plane measured from any point 2 metres above existing ground level along any boundary of the site.

**(d) Lighting**

- (i) All fixed lighting shall be directed away from adjacent roads and properties.
- (ii) Any building or fence constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with non-reflective finish.
- (iii) No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any adjacent property, measured at any point inside the boundary of the adjoining property.

**(e) Servicing**

- (i) Any allotments under 2 hectares in area must be connected to Council's reticulated services.
- (ii) All new connections to services including power and telecom are to be reticulated underground.

**(f) Other**

- (i) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity.

**(g) Noise**

- (i) Non residential activities shall be conducted so the following noise limits are not exceeded at any point within the boundary of the residential activities:

Daytime  
0800-2000 hours 50 dBA L<sub>10</sub>

Night time  
2000-0800 hours 40 dBA L<sub>10</sub>

- (ii) All operation of construction equipment, during both subdivision and building construction processes is to be restricted to the hours of 7.00 am to 7.00 pm Mondays to Saturdays.