

Building in the Rural Zone

PROPOSED

Invercargill City DISTRICT
PLAN 2016

Rural Zone

When building or renovating there are many standards and rules to be aware of. Included in these are the planning standards set out in the Proposed Invercargill City District Plan.

Living in the rural area is different to living in the residential area of town. As such there are different activities allowed and different environmental standards that apply. It is important that you are aware of these standards and what can and cannot be done on your property and those around you.

This brochure aims to identify the key planning issues for building in the Rural Zone. If you are not able to meet these standards you will need to either obtain resource consent or change your plans.

The Key Issues:

The main considerations when designing your dwelling in terms of meeting the Planning requirements are;

- Density of housing
- Space around buildings
- Height of buildings
- Access
- RAPID numbers
- Fire Safety
- Effluent Disposal

Density

The maximum density in the Rural Zone is one residence per two hectares or more under contiguous ownership. There is a couple of exceptions for sites smaller than this as follows:

A) Where the proposed residence is to be connected to Council's reticulated foul sewerage system the maximum density is one residence per Certificate of Title existing as at 29 October 2016, provided that a boundary of the Certificate of Title is within 30 metres of the Council reticulated sewerage system.

B) One residence per each of the following sites:

- | | |
|---------------------------|-----------------|
| • 147 Ackers Road | Lot 3 DP 364369 |
| • 145 Ackers Road | Lot 4 DP 364369 |
| • 195 Ackers Road | Lot 1 DP 401469 |
| • 197 Ackers Road | Lot 2 DP 401469 |
| • 199 Ackers Road | Lot 3 DP 401469 |
| • 205 Coggins Road | Lot 4 DP 401469 |
| • 191 Ackers Road | Lot 5 DP 401469 |
| • 203 Ackers Road | Lot 6 DP 401469 |
| • 222 Marama Avenue North | Lot 1 DP 423684 |

Space around buildings

Non residential buildings, like farm and storage shed, must be set back from the boundary by at least four metres. This space must be kept clear and unobstructed by structures from the ground upwards, with the exception of eaves of buildings and any roof, gutter, or downpipe which extends no more than 0.6m over the yard.

Please note that this is a planning requirement. You will need to talk to the Building Consents staff to ensure that there are no overriding requirements such as fire rating.

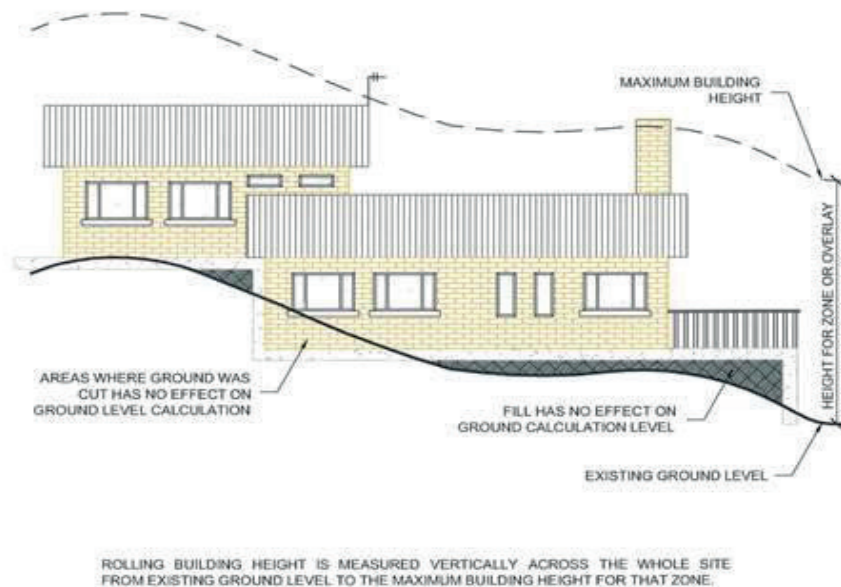
Recession Plane Angles

On sites less than one hectare or along boundaries adjoining a residential zone, all buildings must be located within the building envelope created by recession planes. Recession planes are used to calculate the permitted height of buildings and structures in relation to their distance from boundaries. In these cases the same recession planes apply as in the Residential Zone. Refer to the 'Building in the Residential 1 and 1A Zones' brochure for specific details on how the recession planes are applied.

Height

The maximum height for buildings and structures is 10 metres.

Height is determined using the rolling height method which measures the vertical distance across the whole site between existing ground level and the top of that part of the building immediately above.



ROLLING HEIGHT METHOD

In calculating height, account is not taken of lightning rods, chimneys, steeples, towers, turrets, spires, finials, dormer windows, ventilation shafts, water tanks, elevator lofts, solar heating devices and similar architectural features and parts of a building, providing that the feature is incorporated within the footprint of the building and does not exceed the maximum height limit and any relevant height recession plane by more than 1.5 metres, and the maximum width of the incursion does not exceed 2 metres. This is limited to one incursion per boundary.

The top portion of a gable end or the end of a wall with a mono-pitched roof, including any associated overhanging eaves and/or spouting, are also exempt from the height calculations provided that the maximum height and any relevant height recession planes are not exceeded by more than 1.5 metres and the maximum width of the incursion does not exceed three metres. This is also limited to one incursion per boundary.

Access

You are required to provide a car parking space for at least one vehicle on your property. One car park needs to be provided for residential units which are 150 square metres or smaller and two car parks need to be provided for residences larger than 150 square metres. This does not necessarily need to be in the form of a garage or carport but needs to be a hard standing area and be designed to comply with the car parking standards set out in Appendix VIII of the District Plan.

There must also be sufficient room on the site for vehicle manoeuvring designed in such a way as to enable vehicles to enter and leave the site in forward gear.

Private ways and right of ways (or driveway as more commonly known) need to be designed and constructed to comply with certain standards so as to ensure safety is achieved and to maintain a certain level of amenity. The width and standard of construction vary depending on the number of lots being served. These are set out below:

Rural Zone		
Number of Lots	2-6	7+
Minimum Width	6m	9m
Formed Movement lane	In accordance with Appendix VIII, Figure 3 of the Proposed District Plan.	6m
Drainage	-	-
Passing Bays	Every 200m	-
Turning Heads	-	-
Footpaths	-	-
Lighting	-	-

The location and construction of your vehicle crossing will need to be in accordance with the Invercargill City Council Bylaw 2013 Code of Practice for Land Development. This sets out requirements such as the distance between existing neighbouring accessways and intersections, and visibility. For more information on your vehicle crossing please contact the Roading Department of the Council.

RAPID Number

All rural properties are given a Rural Area Property Identification (RAPID) number based on the location of their access point on the road boundary. The purpose of the RAPID system is to ensure quick and accurate location of rural properties when required by emergency services and the general public.

If you are creating a new access or have moved/repositioned it you will need to contact the Council to see if your RAPID number is affected. The allocation of the RAPID number is generally confirmed during the building consent process.

Fire Safety

New residences and extensions exceeding 50 square to existing residential buildings which are not connected to the Council's reticulated water supply or are connected to the Council's Restricted Flow Supply must provide a specifically designed sprinkler system or a fire fighting reserve water tank in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008). The size of the residence will determine the quantity of water that needs to be supplied.

There are standards relating to the quantity of water to be stored on site and the ability for the fire service to access this water supply. The standards are set out below.

Each new residential unit with a building floor area less than 200 square metres shall have either:

- (A) A sprinkler system installed (to an approved standard in accordance with SNZ4509:2008) in the building, plumbed to ensure 7,000 litres of water is always available to the sprinkler system in the event of a fire; or
- (B) A water tank with a storage capacity of 30,000 litres maintained to hold a minimum of 20,000 litres of water at all times as a static fire fighting reserve.

Each new residential unit with a building floor area greater than 200m² shall have either:

- (A) A sprinkler system installed (to an approved standard in accordance with SNZ4509:2008) in the building, plumbed to ensure a sufficient quantity of water (calculated in accordance with SNZ4509:2008) is always available to the sprinkler system in the event of a fire; or
- (B) A water tank containing a sufficient quantity of water (calculated in accordance with SNZ4509:2008) always available as a static fire fighting reserve.

Fire Safety *continued*

A fire fighting connection must also be located more than six metres and less than 90 metres from any proposed habitable building on the site. The connection point must be designed so that

- (A) It is located so that it is clearly visible to enable connection of a fire appliance; and
- (B) It is located so that fire appliances have unimpeded vehicular access, including a minimum width of four metres for an accessway, from the property boundary to the connection point; and it shall have a hardstand area adjacent to it to allow for a New Zealand Fire Service appliance to park on it. The hardstand area is to be located in the centre of a clear working space with a minimum width of 4.5 metres; and
- (C) Where the water pressure at the connection point/coupling is less than 100kPa, a 100mm Suction Coupling (Female) complying with NZS4505:1977 is to be provided; or
- (D) Where the water pressure at the connection point/coupling is greater than 100kPa, a 70mm Suction Coupling (Female) complying with NZS4505:1977 is to be provided; or
- (E) Underground tanks, or tanks that are partially buried (provided the top is no more than one metre above ground) may be accessed by an opening in the top of the tank, whereby couplings are not required.

Effluent Disposal

The majorities of the properties within the Rural Zone do not have access to Council reticulated sewerage services and therefore rely on on-site effluent disposal systems. It is important that these systems are designed by a suitably qualified design professional to suit the individual property and soil types. You will need to be able to allocate an appropriate area on your land for the disposal field.

If you are altering an existing dwelling you should check that your existing effluent disposal system has the capacity for increased use.

Land use activities requiring an on-site foul sewerage system are required to comply with the Regional Effluent Land Application Plan. Contact Environment Southland on (03) 211 5115 for more information on this.

Do your Homework!

You are advised to discuss your individual project with an Invercargill City Council Resource Management Officer early in the planning process. Additional standards not covered in this brochure may apply, depending on the characteristics of your individual property. For example, the land may be in a high flood risk area, contain significant indigenous biodiversity, contain transmission lines or there may be covenants on your Certificate of Title restricting where you can build.

If you are not able to meet the minimum standards set out in this brochure you will either need to amend your plans or obtain resource consent to continue. For guidance on the consent process please talk to the Duty Planner and refer to the Invercargill City Council booklet "Resource Consents Landuse - a guide to making a resource consent application" which is available on our website.

Advice

If you require further information please contact the Duty Planner by phoning (03) 211 1777, emailing resourceconsents@icc.govt.nz or by visiting the Council's Administration Building, 101 Esk Street, Invercargill. The office is open from Monday to Friday, 8.00am to 5.00pm.

Notes



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Planning Department

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