

Building in the Otatarara Zone



Invercargill City
**District
Plan 2019**



Otatara 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 Invercargill City District Plan.

The Otatara Zone differs from elsewhere in the city. The rural-residential lifestyle, a high degree of privacy, scenic values and feelings of remoteness contribute to its uniqueness. It is therefore important that these features are maintained and protected.

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

The Biodiversity provisions in the District Plan are subject to an appeal in the Environment Court. Because of this, the 'Biodiversity' provisions in the District Plan and the 'Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna' provisions in the operative District Plan both need to be considered.

The Key Issues

- Density of housing
- Outstanding Natural Features and Landscapes
- Biodiversity
- Space around buildings
- Access
- RAPID number
- Fire Safety
- Effluent Disposal

Density

There are two standards for density of housing in the Otatara Zone:

- (1) One residence per 4000 square metres under contiguous ownership, where the proposed residence is to be connected to a reticulated foul sewerage system.
- (2) One residence per 10,000 square metres under contiguous ownership, where the proposed residence is not to be connected to a reticulated foul sewerage system or falls within the Outer Control Boundary as shown on the District Planning Maps.

Outstanding Natural Features and Landscapes

The Otatara Zone contains areas of outstanding natural features and landscapes. This is due to its location on ancient sand dune formations and setting amongst remnants of significant native bush. It is these features that make Otatara unique and it is therefore important that they are protected. The District Plan includes performance standards which apply to sites where the natural contour of the land varies by more than two metres. On these sites you must not:

- (a) Alter the ground level by more than two metres, or
- (b) Alter the ground level by more than 500mm over an area exceeding 100 square metres.

Biodiversity

The Otatara Zone contains areas of indigenous vegetation and significant indigenous vegetation and biodiversity. The areas of significant indigenous vegetation have been assessed by an ecologist employed by the Council and are outlined on the District Planning Maps. If your land is identified as containing significant indigenous biodiversity then you will need to be aware of what you can and cannot do in these areas.

As a basic guide you are allowed to:

- (A) Undertake maintenance and/or restoration planting.
- (B) Remove diseased, dead or damaged trees or vegetation, where this is necessary to avoid adverse effects on remaining trees or vegetation or to avoid risk to buildings.
- (C) Remove pest plants as identified in the Regional Pest Management Strategy for Southland.
- (D) Trim or remove vegetation that encroaches into the Airport Approach and Land Use Controls as identified in the District Planning Maps.
- E) Trim vegetation:
 - (a) Within and immediately adjacent to formed legal roadways, where such trimming is required to maintain road safety.
 - (b) On and immediately adjacent to formed vehicle access ways and vehicle tracks, where such trimming is required to enable use by vehicles (including emergency vehicles where necessary).
 - (c) Immediately adjacent to structures and lines associated with network utility services, where such trimming is required to avoid damage to such structures and lines.
 - (d) Immediately adjacent to open drains, where such trimming is required in order to undertake maintenance of the drain.
 - (e) Immediately adjacent to boundary fences, where such trimming is required to avoid damage to the fence.
 - (f) On and immediately adjacent to formed public walking tracks, where such trimming is required to enable safe passage by people.
 - (g) Immediately adjacent to buildings and other structures, where such trimming is required to avoid damage to such buildings and structures.

Provided that trimming shall relate to the removal of parts of trees for reasons as set out above, while retaining the biological viability of the vegetation association.

Biodiversity continued

All other activities will require resource consent. It is suggested that you talk to the Duty Planner for more detailed advice on what you can and cannot do with the bush on your property.

For advice on how to care for the bush on your property please read the Invercargill City Council booklet "Otatara – Sandy Point Bushcare – A Guide to Enhancing your Bush" which is available upon from Council officers on request.

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

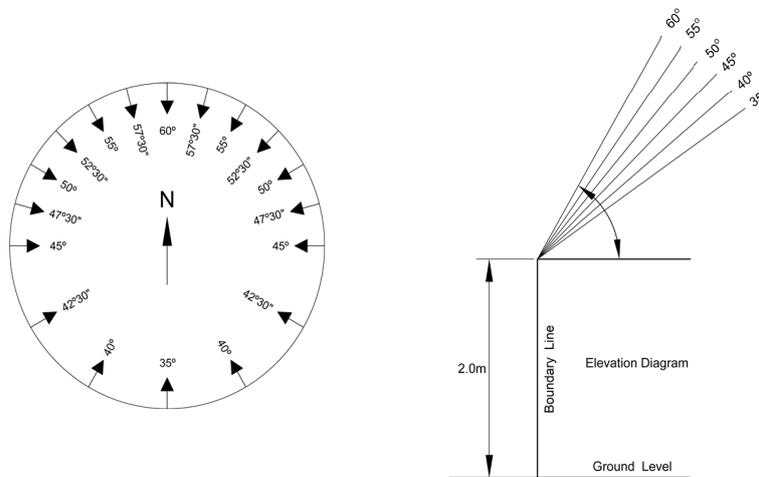
On sites less than one hectare all buildings must be located within the building envelope created by recession planes. Recession planes are used to calculate the permitted height of buildings and structures in relation to their distance from boundaries. In these cases, the same recession planes apply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

Recession planes do not apply on sites one hectare or greater.

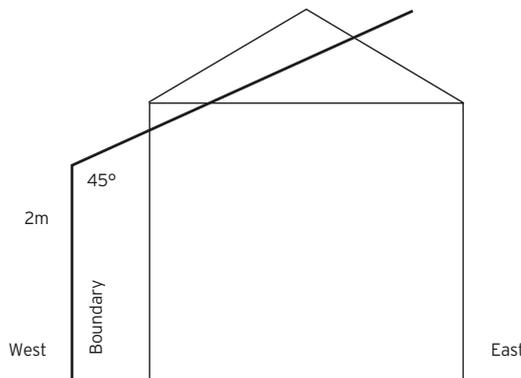
Recession Plane Angles

The height recession plan angles infogram two is applied on sites less than one hectare in size. All buildings are to 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 general, the further the building is from the property boundary the higher it can be. The recession planes are calculated to reduce shading and to ensure a minimum allowance of sun and natural light for both you and your adjoining neighbours.

The recession planes used in the Proposed Invercargill City District Plan are as follows:



The recession plane angle shall be calculated by orienting both the site plan and relevant diagram to the true north, placing the recession diagram over the site plan with the circle tangential to the inside of the site boundary under consideration. The recession plane angle shall be that indicated by the diagram at the point where it touches the site boundary. The recession planes for accessory buildings shall commence at points 2.2 metres above site boundaries. In all other instances, the recession plans shall commence at points 2.0 metres above site boundaries.



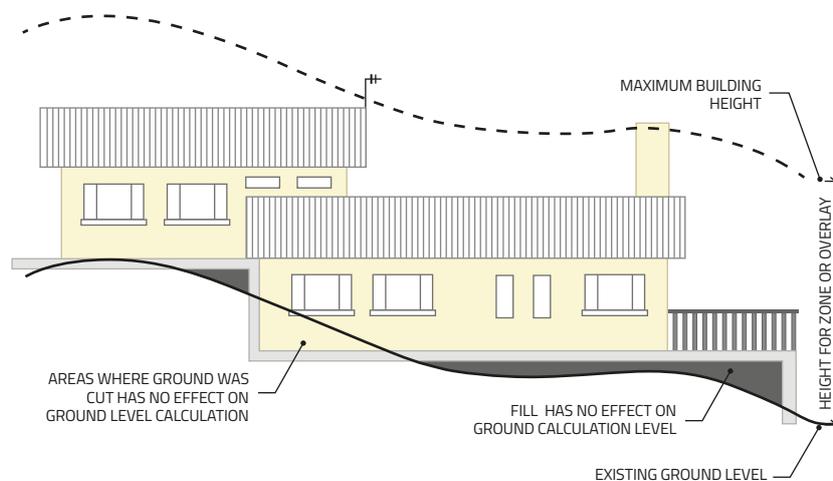
Example of house not complying with the recession plane

Height

Maximum 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 BUILDING HEIGHT IS MEASURED VERTICALLY ACROSS THE WHOLE SITE FROM EXISTING GROUND LEVEL TO THE MAXIMUM BUILDING HEIGHT FOR THAT ZONE.

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 up 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 up to one incursion per boundary.

Access

If you wish to provide a car parking space on your property this will need to meet the provision in the District Plan 2019. 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 9 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:

Otatara Zone		
Number of Lots	2-6	7+
Minimum Width	6m	9m
Formed Movement lane	In accordance with Figure 3	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

Otatara is a rural delivery area. All 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.

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

Much of Otatara has access to Council reticulated sewerage services. You must connect to these services where they are available. Any extension of, and connection to Council's infrastructure requires authorisation pursuant to the Invercargill City Council Bylaw 2013 Code of Practice for Land Development.

For those properties that do not have access to this service, on site effluent disposal systems are used. 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 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 or by visiting the Council's Administration Building, 101 Esk Street, Invercargill. The office is open from Monday to Friday, 9.00am to 1.00pm.



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