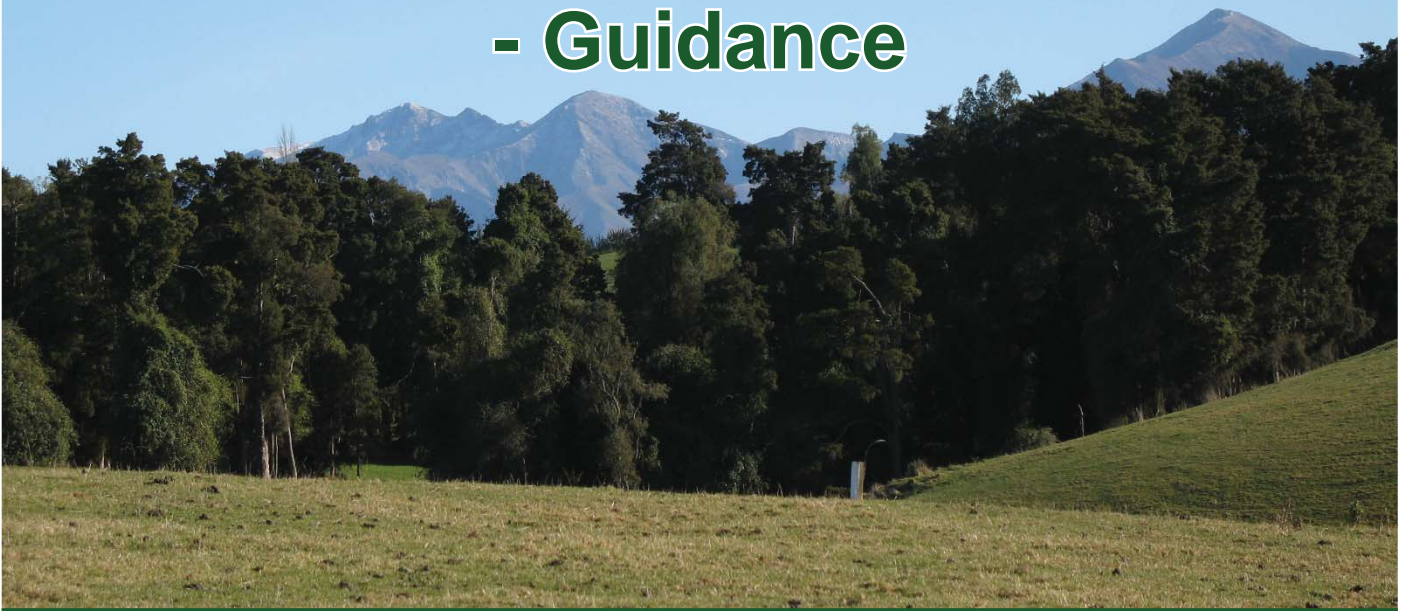




# New Dwellings in the Geraldine Downs Rural 4 Zone - Guidance



## Introduction

This booklet provides guidance to people seeking to obtain resource consent to build a new dwelling in the Geraldine Downs Rural 4 Zone.

The Geraldine Downs Rural 4 Zone was created to recognise the high natural and amenity values present in the area. It is anticipated that proposals will either enhance landscape values present in the locality or have minimal effect on the same.

## Activity Status

A new dwelling in the Rural 4 Zone is classified as a Controlled Activity so long as it complies with all of the District Plan's relevant Performance Standards and General Rules. If not, the application will be classified as a Discretionary Activity, which can be granted or refused consent. A consent authority is required to grant consent to a resource consent application that is classified as a Controlled Activity and limits the imposition of consent conditions only in relation to those matters over which the Plan reserves control. For new dwellings in the Rural 4 Zone, the District Plan reserves control over the following matters:

- the environmental effects associated with landscape effects of the units; and
- the matters addressed by Performance Standards.

These matters are addressed in turn below.

## Landscape Effects –

As stated above, the District Plan anticipates that new development will enhance or have minimal effect on the landscape values present in the locality. To achieve this, the location, form, scale, design and colour of new dwellings will need to be carefully considered. As required by the District Plan's Performance Standards referred to below, new dwellings should be integrated into the landscape. To achieve this, it is anticipated that applicants will need to engage the services of a registered Landscape Architect. If considered necessary, Council will engage another Landscape Architect to review the application.

A landscape plan should form an integral part of the design of any new dwelling in the Geraldine Downs Rural 4 Zone. The landscape plan will include details of earthworks (including existing and proposed site contours), and existing and proposed planting. The landscape plan should include a schedule of species and common names, along with the mature height of the species.

## Performance Standards –

The relevant Performance Standards for new dwellings in the Geraldine Downs Rural 4 Zone require that:

- buildings are set back a minimum distance of 6m from road boundaries and 3m from side boundaries;
- buildings shall have a maximum height of 8m;
- buildings shall be contained within a building envelope constructed by

recession planes set out in Appendix 2 of the District Plan;

- the location, design, colour and/or materials for any building or other structure shall be chosen to ensure its visual integration with the surrounding landscape;
- the exterior colours used on buildings shall be based on those occurring naturally in the surrounding landscape;
- reflective metal finishes shall not be allowed.

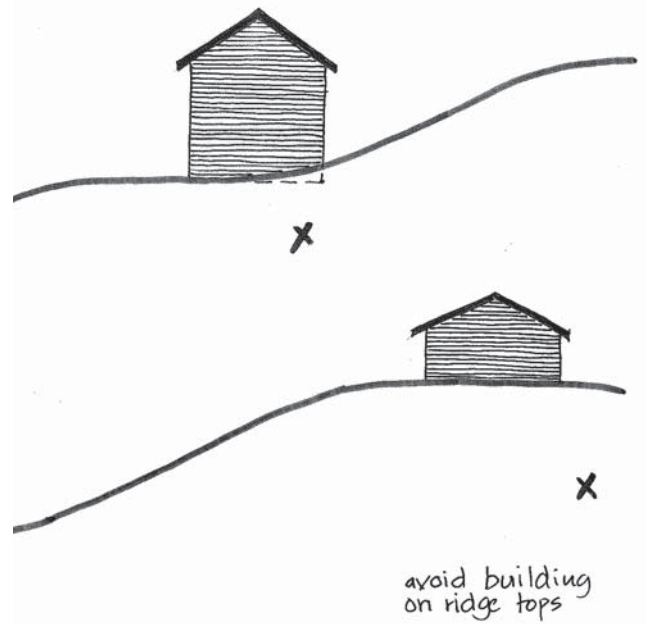
## Design

In determining the design and location of new dwellings, applicants should consider the following guidance provided by the District Plan:

### Siting of Buildings

- Consider surrounding landforms when siting buildings.
- Buildings should be located where they complement or enhance the landform.

- proportions of building inappropriate
- does not complement the landform



- Landforms as backdrops to buildings have a unifying effect.
- Building on ridge tops, promontories, important views and other prominent positions, particularly as viewed from public places, should generally be avoided.
- Locate near a change in a landform.



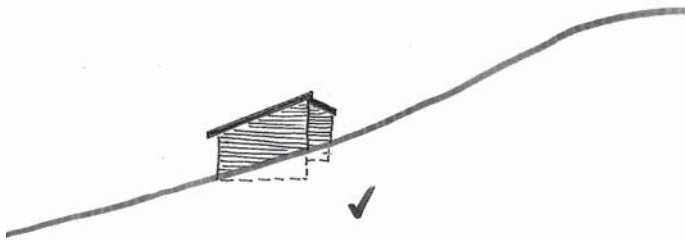
*Structure with plantings as a backdrop helps to preserve and enhance natural character*



- consider surrounding landform
- landform as backdrop to buildings
- location to complement land.

building and/or stepping the building into the slope.

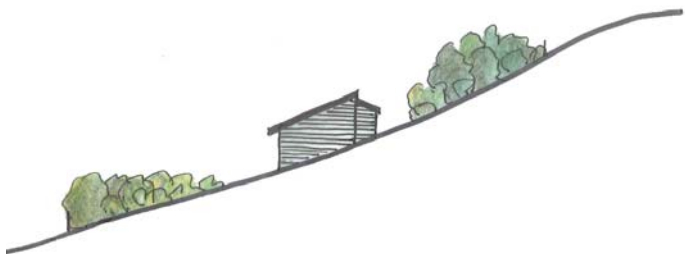
- Align the building with the land, so the length of the roofline runs parallel to the contour of the land.
- Group buildings together. Link small structures with other structures.
- Where possible, keep buildings well back from the road.



- width of building greater than height
- scale & form to complement

## Building Design

- The scale and form of buildings should compliment the surrounding landscape.
- Relate roof shapes to the lie of the land, reflecting the steepness and direction of the landform.
- Give a sense of unity and identity by keeping building proportions and roof type similar to other buildings in the area.
- Simple forms should be used where the landscape setting is not complicated. Complex forms are more appropriate where the landscape is more complex.
- To help anchor a building to the site, aim for low buildings with a width greater than the height.



structures with plantings as a backdrop help to preserve and enhance the natural character

- Make use of existing vegetation as a background.
- Minimise excavation and reduce the need for large foundations by following the landform with the

- Keep the height of the walls similar to the pitch of the roof.
- Where possible, avoid visible basements or foundations, keeping the floor closely related to ground level.

## Materials and Colour

- Colour of buildings and structures should be derived from those of the surrounding landscape.
- Lighter, brighter colours are generally less acceptable as they stand out from the surrounding landscape.
- Darker or more muted colours tend to blend the building with the backdrop.
- Colours complementary to the surrounds may also be used as accent colours.
- Roof colour should be non-reflective and only one colour.

## Driveways & Tracks

- With careful siting, driveways can be absorbed into the landscape.
- Follow natural contour lines to reduce the height of cuttings and fill batters, maintain easier grades and reduce scouring and run-off problems.
- Keep earthworks to a minimum. Where cuts must occur, grade back and round off batters to merge into the adjoining landform.
- Locate adjacent to vegetation, slopes or edges of landforms.
- Driveways and tracks crossing steep slopes and open spaces should generally be avoided. If there are no edges to follow then use vegetation as a screen.
- Blend with existing vegetation and generally avoid felling where possible.
- Design driveway drainage carefully.





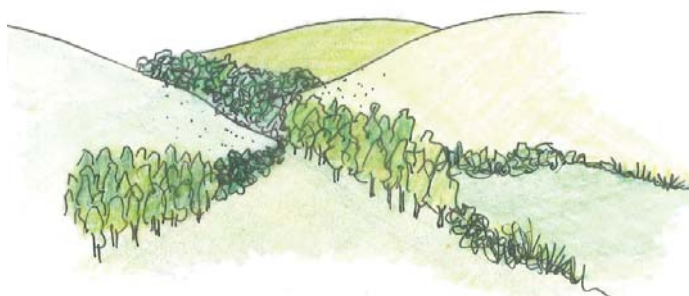
- Where possible, avoid compaction of excavated material in order to retain soil fertility and enhance revegetation.
- Locate plantings in natural depressions or with dominant landform backdrop.

## Tree Planting

- Follow and complement natural landform patterns and boundaries.
- Build on and merge into existing vegetation.
- Planting of ridgetops, crests, promontories or where planting will obscure or screen important views / landscape features should normally be avoided.
- Use existing vegetation or enclosing landforms as screens.
- Straight-line edges to plantings should normally be avoided.
- Group plantings, rather than plant individual trees.
- Small disjointed plantings in dominant horizontal landscapes should generally be avoided.
- Use plantings to integrate existing scattered plantings or wildings.
- Vegetation which adds to the natural or historical character of an area should be retained and enhanced with similar planting.



- Ornamental plantings around the edge are not always the answer to beautification.
- Care should be taken when clearing vegetation; clearing should be done in sympathy with existing vegetation, landforms and contours.
- Protect areas of high ecological value including Significant Natural Areas (SNA's).
- Eco sourced plants are preferred.



local plantings in gullies . . . .  
avoid straight-line edges

## Assistance in Preparing Your Application

A list of registered Landscape Architects in the Canterbury Region can be found on the New Zealand Institute of Landscape

Architects website <http://www.nzila.co.nz/directory.asp>.

General enquires regarding resource consent applications can be made to Timaru District Council's Duty Planner on 03 687 7271. The Duty Planner is available at the Council's King George Place Office from 8.30 AM to 5.00 PM.

## Other Consents

Building consent is also required for new dwellings. For queries regarding the building consent process, please contact Timaru District Council's Duty Building Advisor on 03 687 7236. The Duty Building Advisor is available at the Council's King George Place Office from 8.30 AM to 5.00 PM.

Compliance with the Regional Plan or Discharge Consent from Canterbury Regional Council (Environment Canterbury) is required for any discharge to land. This includes stormwater discharges from roofs and hard stand areas and effluent discharges from dwellings. Environment Canterbury can be contact on 03 687 7800, or [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz).



*Remnant native vegetation on the Geraldine Downs (SNA)*

A Service Application will need to be made to Timaru District Council for any development that proposes a new vehicle crossing, or connection to a reticulated water, sewer or stormwater service. Connection to the Te Moana Water Supply Scheme is subject to availability of supply. A Service Application form and more information about the Te Moana Water Supply Scheme are available at Timaru District Council, Geraldine Service Centre, or online at [www.timaru.govt.nz/common-services.html](http://www.timaru.govt.nz/common-services.html).

