



## DS13 – Rural 3, Rural Residential Zone Requirements

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## **DS13 Rural 3, Rural Residential Zone Requirements**

### **13.1 General**

A higher level of service shall be applied to the Rural 3, Rural Residential Zone zones than that of the Rural 1 and 2 zones.

Where possible, land, being developed for Rural 3, Rural Residential Zone purposes, is to retain the nature, environment and appearance of a Rural area, namely open space, green and flowing landscape, however it will be recognised as a lifestyle or rural-residential zone.

It is recognised that engineering requirements within Rural 3, Rural Residential Zone zones are lesser than those in Urban Zones. However where particular services are required, the engineering and landscaping standards to be used are specified by the relevant section of this Code of Practice.

The requirements specified herein are minimum, and dependent on the nature of the proposed development. Council may require higher standards than are detailed herein.

### **13.2 Earthworks**

All earthworks and foundation work shall be designed in accordance with DS 10 Natural Hazards and Earthworks.

Re-contouring of the landform is to be kept to a minimum to maintain the natural aspect and nature of the area.

### **13.3 Landscaping**

Existing "significant" trees are to be retained. Landscaping plans to be in accordance with DS3 Reserves, and DS2 Streetscape, of this Code.

### **13.4 Roading**

The design of Rural 3, Rural Residential Zone roads shall be in accordance with the requirements of DS4 Transportation of this Code.

The following design features shall apply:



- a. All pavement edges shall be contained by concrete nib, or kerb and channel, unless agreed with the Authorised Officer.
- b. Roading stormwater control structures shall be designed for minimum maintenance, and be approved by the Authorised Officer. The acceptance solutions provided in the Code of Practice may not be suitable as a low maintenance design solution, and new solutions will be required.
- c. Street lighting (Flag Lights) will be required only at intersection and cul-de-sac end of roads. This provides for safe maneuvering whilst continuing to maintain the rural nature of the environment.

### **13.5 Wastewater**

For Rural Zone allotments, connection will not be provided to Council's wastewater system either at present or in the future.

The wastewater disposal system contained on any site shall comply with requirements of Building Act 2004 and Building Regulations 1992 and EBOP's *"On-Site Effluent Treatment Regional Plan 2006"*.

When disposing of wastewater on a site due regard shall be taken of the land stability issues relevant to that site and the suitability of the site with regard to wastewater disposal. For some lots the size and location of the building platform will be governed by the area required for the effluent disposal field when factors such as slope stability, proximity to water bodies and lot boundaries are taken into consideration.

### **13.6 Stormwater**

Disposal of stormwater will be on a site by site basis and in accordance with DS 5 Stormwater in this Code.

Stormwater is to be disposed of or discharged in such a manner to avoid, remedy or mitigate adverse effects on adjoining and downstream properties.

Where due to land stability concerns or where the topography of the site restricts the disposal of stormwater on the site, then piping via adjacent sites will be acceptable provided that drainage easements in favour of the upstream allotments are obtained across the affected downstream sites.



If relevant, overland flow paths are to be determined and covered by an easement in gross in favour of Council.

### **13.7 Water Supply**

The design of the water supply shall be in accordance with the requirements of DS7 Water of this Code.

Water from the Council water supply may not be available, hence each new allotment in the development shall be supplied with potable water from rainwater tanks, bores, wells or specially constructed storage tanks.

Where Council water supply is available all new allotments or developments shall be provided with connections to a fire fighting mains water supply system. If water is not supplied from Council's water supply systems, a suitable on site water supply shall be supplied within the required distance of a fire fighting supply in accordance with the requirements of SNZ PAS 4509:2008.

Where any water supply reticulation system is to be vested in Council as a public asset the system shall be designed and constructed in accordance with this Code.

### **13.8 Network Utilities**

The design of the Network Utilities shall be in accordance with the requirements of DS9 Network Utilities, of this Code.