

**BEFORE THE INDEPENDENT HEARINGS PANEL
APPOINTED BY THE WAIMAKARIRI DISTRICT COUNCIL**

UNDER

the Resource Management Act 1991

IN THE MATTER OF

a hearing on submissions to the Proposed
District Plan for Waimakariri District Council
2023

Andrew Carr
Submitter ID: 158

EVIDENCE OF SAMANTHA KEALEY ON BEHALF OF MR ANDREW CARR

25 September 2023



1. INTRODUCTION

- 1.1 My full name is Samantha Leeanne Kealey. I am a planning consultant, employed by Town Planning Group as a Senior Planner and I am an intermediate member of the New Zealand Planning Institute. I hold a Bachelor of Planning from the University of Auckland.
- 1.2 I have eight years' experience in the field of resource management planning and on numerous occasions have provided planning evidence before Council hearing panels. Prior to my current employment I worked as a Senior Processing Planner for the Waimakariri District Council from January 2019 to October 2022.
- 1.3 While this is not a hearing before the Environment Court, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
- 1.4 The key documents I have used, or referred to, in forming my view while preparing this supplementary statement of evidence are:
- (a) The Waimakariri District Council Proposed District Plan (**WDC PDP**);
 - (b) The section 32 evaluation and accompanying information for the Proposed District Plan;
 - (c) The Council officers' s42A report; and
 - (d) The submission filed by Mr Andrew Carr.

2. SCOPE OF EVIDENCE

- 2.1 Mr Carr lodged a submission on several provisions within the WDC PDP. This statement of evidence provides a response to the Council officer's s42 report in accordance with Minute 1 issued by the Hearing Panel. The specific provisions addressed by this evidence are:
- (a) Rural Lifestyle Zone (**RLZ**)
 - (b) Subdivision (**SUB**)



(c) Large Lot Residential Zone Overlay (LLRZO)

3. Proposed Rural Lifestyle Zone Policy and Subdivision Rule.

- 3.1 Mr Carr's submission sought a new policy in the Rural Lifestyle Zone enabling the development of an Outline Development Plan within land in the Large Lot Residential Zone Overlay.
- 3.2 As the overlay falls over land zoned Rural Lifestyle Zone it is logical to have the overlay referenced and included within the chapter with cross reference to the Large Lot Residential Zone. The request for the new policy is enabling rather than restrictive and a matter of bringing forward something that is required in due course. The only thing that changes is the timing of an Outline Development Plan. The request for the policy means that areas identified for residential activity (LLRZO) can be progressed with more certainty and efficiency and therefore align with Policy 1 and Policy 8 of the NPS-UD.
- 3.3 The provisions – as notified – effectively maintain the status quo of the existing environment (being a 4ha allotment with one dwelling) and direct an Outline Development Plan (“ODP”) process which (seemingly) would require a costly and time-consuming private plan change to implement. This outcome is inefficient and does not serve to achieve a sound resource management purpose (such as, for instance, landscape protection, the avoidance of inappropriate development, or the enablement of productive land uses) when the land has already been found suitable for rural residential use in the Rural Residential Development Strategy 2019 and subjected to the LLRZO. The approach taken does not support Objective 1, Objective 2 or Policy 1, Policy 2, Policy 6 or Policy 8 of the NPS-UD.
- 3.4 The new policy requested to be included is the same as that used within the Large Lot Residential Zone Chapter however with an amendment to only have an ODP developed in accordance with SUB-P6 and worded as follows:

RLZ-P3 Large Lot Residential Zone Overlay

For any Large Lot Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6.

- 3.5 Mr Carr's submission also sought a new rule in the Rural Lifestyle Zone and any other related chapter as necessary, including the subdivision chapter that provides enabling the development of an Outline Development Plan within land in the Large Lot Residential Zone Overlay.



- 3.6 The inclusion of a new rule within the Subdivision Chapter provides another pathway for land to be subdivided in an area that has been identified as being appropriate for Large Lot Residential development. The resource consenting pathway does not guarantee that a Large Lot Residential development will take place as it is subject to thorough assessment by Council in order to ensure the criteria is met however, by including a rule for subdivision within the overlay that requires an Outline Development Plan, it enables the acceleration, efficiency and effectiveness of the Large Lot Residential Zone Overlay to work as it is intended, for development in areas specified by the Rural Residential Development Strategy 2019.
- 3.7 As a consequential change the rules within the Rural Lifestyle Zone also require amendment to include the provision of the Large Lot Residential Zone Overlay and include the requirements as set out within the Large Lot Residential Zone so that development can occur within the overlay. This in turn enables development to occur as intended and as expected within this overlay area. Section 3.31 to 3.35 and Annexure [A] provide detail as to what relief and consequential relief is sought.
- 3.8 Background to the development of the LLRZO
- 3.9 The Waimakariri District Council Rural Residential Development Strategy (**RRDS**) provides the framework for the future provision of land zoned for rural residential purposes in the Waimakariri District. This document was then used to inform the WDC PDP as to what areas were to be re-zoned. The LLRZO was implemented following the Council's s32 report, however, has taken a "deal with this land later" approach and does not implement the findings or conclusions of the Rural Residential Development Strategy. The Waimakariri 2048 District Development Strategy (**WDDS**) states the primary focus for rural residential development is on creating new rural residential areas.¹
- 3.10 The submitter's primary relief is that the LLRZO is not an appropriate mechanism to give effect to the NPS-UD and that the site is more appropriately zoned as Large Lot Residential. This will be addressed in evidence in the appropriate hearing stream.
- 3.11 However, it is apparent that the LLRZO indicates existing rural areas where future residential use is anticipated.

Consistency with Higher Order Documents

¹ Waimakariri 2048 District Development Strategy, page 5 and page 21



- 3.12 The NPS-UD provides for future urban areas as follows (emphasis mine):
- (a) **Objective 1:** New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
 - (b) **Objective 4:** New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.
 - (c) **Objective 6:** Local authority decisions on urban development that affect urban environments are:
 - A. integrated with infrastructure planning and funding decisions; and
 - B. strategic over the medium term and long term; and
 - C. responsive, particularly in relation to proposals that would supply significant development capacity.
 - (d) **Policy 2:** Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.
- 3.13 The National Policy Statement for Highly Productive Land (**NPS-HPL**) defines land “*identified for future urban development*” as land that has been identified in a published Future Development Strategy. Mr Carr’s site has been identified within the Waimakariri Rural Residential Development Strategy published June 2019 and is therefore identified for future urban development land in terms of the NPS-HPL.
- 3.14 In conjunction to this, Clause 3.5 (7) of the NPS-HPL sets out the definition as to what constitutes highly productive land until such time that the Regional Council completes more detailed identification of what constitutes highly productive land in their region for inclusion in regional policy statements and district plans. The definition under 3.5 (7) states that:
- “Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:*

a. *is*



i. *zoned general rural or rural production; and*

ii. *LUC 1, 2, or 3 land; but*

...”

3.15 Mr Carr's site is neither zoned general rural nor rural production and since it has to be one of these zones and (inclusive) LUC 1, 2 or 3 the site is therefore not captured under Clause 3.5 (7) and is not considered Highly Productive Land and therefore not subject to the NPS-HPL.

3.16 Also of assistance are the National Planning Standards. I note:

(a) these identify Large Lot Residential Zones as residential (not rural); and

(b) the zone description of “future urban zone” includes “*Areas suitable for urbanisation in the future and for activities that are compatible with and do not compromise potential future urban use.*”

3.17 In my opinion, land that is subject to the LLRZO is clearly signalled as a future urban area, and to not recognise it as such creates inconsistency with the higher order planning documents.

3.18 In my opinion, inclusion of the LLRZO into the policies of the Rural Lifestyle Zone Chapter and the rules of the Subdivision Chapter in the Proposed Plan is appropriate to give effect to higher order planning documents, as I touch on further below.

Integration with WDC PDP provisions

3.19 The LLRZO provides for future residential use (being an urban use), however as the PDP is currently drafted, the rural provisions apply to land located in the LLRZO. These provisions seek outcomes appropriate to a rural environment² while lacking recognition that the land is earmarked as part of the future urban environment.

3.20 Further, land within the LLRZO falls into a gap when subdivision is proposed as without undertaking a cost prohibitive and time intensive plan change process the LLRZ provisions cannot be adopted for land that is clearly earmarked for such development, which could result in in inefficient an unintended use of the land, whilst

² RURZ-O2, RURZ-O2 and RLZ-O1



also not meeting the criteria and strategic outcomes of the Rural Residential Development Strategy 2019.

- 3.21 In my opinion, inclusion of the LLRZO in the rules for subdivision addresses this gap and ensures that WDC PDP provisions appropriately provide for land subject to the LLRZO as part of a future urban environment.

S42A report

- 3.22 The Council officer's s42A report considers that the site must undergo a plan change to utilise the overlay. I consider this to be inefficient, unduly restrictive of developments and inconsistent with the higher order documents for the following reasons:

- (a) The Rural Residential Strategy projects demand of approximately 385 rural residential households over the next 10 years from 2019.³ By requiring a subsequent private plan change approach, these households are unlikely to be delivered in the nominated timeframe.
- (b) The NPS-UD Objective 1 to enable people to provide for their social, economic and cultural well-being now and into the future.⁴ The requirement for an ODP over multiple land parcels has the effect of delaying development until all landowners are ready to proceed with an ODP and development, due to the economic realities of undertaking the technical work necessary to produce an ODP in accordance with the WDC PDP requirements.
- (c) It is clear that if the LLRZO is not included within the Rural Lifestyle Zone Chapter there is the risk that an alternative use could be adopted that would prevent the outcomes sought by the overlay from ever being achieved.

- 3.23 The LLRZO aligns with the RRDS and the urban environment envisioned by that document that resulted in the use of an overlay. Council's s32 report states *"The Rural Residential Development Strategy has been updated (2019) which has identified new opportunities and locations for future rural residential development by*

³ <https://www.waimakariri.govt.nz/your-council/district-development/rural-residential-development#:~:text=The%20Rural%20Residential%20Development%20Strategy,production%20and%20rural%20character%20purposes.>

⁴ <chrome-extension://efaidnbnmnibpcjpcglclefindmkaj/https://environment.govt.nz/assets/publications/National-Policy-Statement-Urban-Development-2020-11May2022-v2.pdf>



*way of overlays that envisage a change in the zoning from Rural to Large Lot Residential Zone.*⁵

- 3.24 The Council officer's s42A report states that land could be rezoned to Large Lot Residential Zone due to the overlay, however, puts undue costs on the landowners to undertake a private plan change for land the Council has already identified as being acceptable for the intended zone anyway. There is no good reason to defer this to another process in my opinion. Mr Buckley also states that LLRZ-P5 ensures that any development integrates with the neighbouring LLRZ⁶. I disagree with this comment as the Policy only refers to an ODP being developed in accordance with SUB-P6 and incorporated into the District Plan.
- 3.25 SUB-P6 does not include integration with neighbouring LLRZ as one of the criteria for Outline Development Plans to meet. It is noted however, that the areas identified as LLRZO within the proposed District Plan are next to or within the vicinity of existing Large Lot Residential Zoned areas.
- 3.26 Mr Buckley also states *"Enabling the subdivision of land as a RDIS activity on the basis of just having an ODP could potentially result in unintended consequences, given that the suitability of the land for subdivision has not been fully assessed."*⁷ However, if a rule within the Rural Lifestyle Zone required an ODP as a RDIS then the matters of SUB-P6 would be required to be addressed in any case and could be assessed through the Resource Consent process and pathway and therefore determination of suitability would be assessed and established at that time. The overlay already signals that the area is destined to be Large Lot Residential as a future use; Mr Buckley is somewhat silent on that outcome.
- 3.27 As the plan has been written, a Non-Complying Resource Consent could be applied for with the overlay in place. SUB-P6 is not the only way to establish what the overlay envisions however, it is not clear in the drafting of the proposed District Plan how much weight the overlay zone carries through a resource consent process, due to the activity status and lack of inclusion of LLRZO into the Rural Lifestyle Zone Chapter when this is the land subject to the overlay and the subdivision applied for would be solely related to a Rural Lifestyle Zone .

⁵ chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.waimakariri.govt.nz/__data/assets/pdf_file/0028/98272/24.-RURAL-S32-REPORT-DPR-2021..pdf

⁶ Council S42A Report of Mr Mark Buckley, pg. 72, para. 517

⁷ Council S42A Report of Mr Mark Buckley, pg. 72, para. 518



3.28 The Council's 42A report makes light that *"The LLRZ overlay identifies an area within the Rural Lifestyle Zone that where certain conditions are met, could be rezoned to Large Lot Residential Zone as part of a plan change to the corresponding overlay zone. Until those conditions are met the area of land retains the underlying Rural Lifestyle zonation."*⁸ Therefore, if this is the Council's position, development of this site could not occur until at least 2027 which is in direct contradiction to the Rural Residential Development Strategy that Council issued and relied on within its section 32 assessment. It also highlights the incorrect use of an overlay as they are a special layer that manage a district wide issue or activity.⁹ It also raises the question of the purpose of the overlay and whether these areas should more appropriately be zoned as Large Lot Residential now, however this will be addressed in evidence in the appropriate hearing stream.

3.29 I also believe Mr Buckley has made a formatting error in paragraph 943 of the Council 42A report when presenting how UFD-P3 is to be structured. I believe the policy should be structured as follows:

1. *In relation to the identification/location of Large Lot Residential Zone areas:*
 - a. *new Large Lot Residential development is located in the future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP;*
2. *new Large Lot Residential development, other than addressed by (1) above, is located so that it:*
 - a. *occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development;*
 - b. *is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy;*

⁸ Council S42A Report of Mr Mark Buckley, pg. 72, para. 517

⁹ National Planning Standards: Zones and overlays – Spatial layers in plans, Ministry for the Environment 2017, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://environment.govt.nz/assets/Publications/Files/Final-Discussion-Paper-C-Zones-and-overlays.pdf



- c. *is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy;*
- d. *occurs in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard;*
- e. *is informed through the development of an ODP;*
- f. *avoids the loss of LUC class 1 to 3 soils.*

3.30 I also believe the reference to 'future Large Lot Residential Overlay' is incorrect as the overlay is current and is present on the planning maps of the Proposed District Plan.

Relief Sought

3.31 For the above reasons, I consider it appropriate to include the LLRZO in a new Policy within the Rural Lifestyle Zone Chapter set out below.

RLZ-P3 Large Lot Residential Zone Overlay

For any Large Lot Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6.

3.32 For the above reasons, I also consider it also appropriate to include a new Rule within the Subdivision Chapter set out below.

SUB-RXX Subdivision within the Large Lot Residential Zone Overlay

Activity status: RDIS

Where:

1. an Outline development Plan is prepared in accordance with SUB-P6.

2. SUB-S1 to SUB-S18 are met.

Matters of discretion are restricted to:



Matters of discretion listed in SUB-MCD1 to SUB-MCD13

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

Activity status when compliance with SUB-RXX (1) not achieved: NC

Activity status when compliance with SUB-RXX (2) not achieved: as set out in the relevant subdivision standards

Consequential Relief Sought

3.33 I consider it appropriate to amend SUB-P6 to align with the proposed new Rules above, as set out below.

SUB-P6 Criteria for Outline Development Plans

Ensure that new Residential Development Areas, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan or presented as part of a Resource Consent and each ODP shall:

1. be prepared as a single plan; and
2. be prepared in accordance with the following:
 - a. identify principal roads, connections and integration with the surrounding road networks, relevant infrastructure and areas for possible future development;
 - b. any land to be set aside:
 - i. for community facilities or schools;
 - ii. parks and land required for recreation or reserves;
 - iii. for business activities;
 - iv. the distribution of different residential densities;



- v. for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths;
 - vi. from development for environmental or landscape protection or enhancement; and
 - vii. from development for any other reason, and the reasons for its protection.
- c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha;
- d. identify any cultural, natural, and historic heritage features and values and show how they are to be enhanced or maintained;
- e. indicate how required infrastructure will be provided and how it will be funded;
- f. set out the phasing and co-ordination of subdivision and development;
- g. demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;
- h. for new Residential Development Areas, demonstrate how open space, playgrounds or parks for recreation will be provided within a 500m radius of new residential allotments including:
- i. transport connectivity for active, public and other transport modes;
 - ii. connection to any other open space or community facility and other zones; and
 - iii. potential use of open space for stormwater management;
- i. show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for



designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;

- j. show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
- k. include any other information which is relevant to an understanding of the development and its proposed zoning; and
- l. demonstrate that the design will minimise any reverse sensitivity effects.

3.34 I consider it appropriate to amend **Table SUB-1: Minimum allotment sizes and dimensions** to align with the proposed new Rule above, as set out below.

Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots)
Large Lot Residential Zone	2,500m ² with a minimum average of 5,000m ² for allotments within the subdivision	n/a	n/a
<u>Large Lot Residential Zone Overlay</u>	<u>2,500m² with a minimum average of 5,000m² for allotments within the subdivision</u>	<u>n/a</u>	<u>n/a</u>

3.35 I consider it appropriate to amend Policy LLRZ-P5 within the Large Lot Residential Zone chapter as follows:

LLRZ-P5 Large Lot Residential Zone Overlay

For any Large Lot Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.

3.36 I consider it appropriate to amend the rules within the Rural Lifestyle Zone chapter and these are provided within **Annexure [A]**.



Samantha Leeanne Kealey

25 September 2023



Annexure [A]

Rural Lifestyle Zone (RLZ)
Activity Rules

	<p>RLZ-R1 Construction or alteration of or addition to any building or other structure</p> <p>Activity status: PER</p> <p>Where: 1. the activity complies with all built form standards (as applicable).</p>	<p>Activity status when compliance not achieved: as set out in the relevant built form standards</p>
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: PER</p> <p>Where: the activity complies with all built form standards LLRZ-BFS1 to LLRZ-BFS7 (as applicable).</p>	<p>Activity status when compliance not achieved: as set out in the relevant built form standards</p>
	<p>RLZ-R2 Primary production</p> <p><i>This rule does not apply to any farm quarry provided for under RLZ-R12; intensive indoor primary production provided for under RLZ-R18; intensive outdoor primary production provided for under RLZ-R19; mining provided for under RLZ-R30; or quarrying activity provided for under RLZ-R31.</i></p>	
	<p>Activity status: PER</p> <p>Where: 1. any forestry less than 1ha, carbon forest or woodlot shall be set back a minimum of: a. 40m from any residential unit or minor residential unit on a site under different ownership; b. 10m from any site boundary of a site under different ownership; and c. 10m from any road boundary of a public road.</p>	<p>Activity status when compliance with RLZ-R2 (1) not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RURZ-MD1 - Natural environment values • RURZ-MD3 - Character and amenity values of the activity • RURZ-MD4 - Forestry, Carbon Forest, Woodlot <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>



<p>RLZ-R3 <u>Residential unit</u></p>	
<p><i>This rule does not apply to any <u>minor residential unit</u> provided for under <u>RLZ-R4</u>; or bonus <u>residential unit</u> provided for under <u>RLZ-R17</u>.</i></p>	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. a <u>residential unit</u> shall be located on a <u>site</u> with a minimum <u>net site area</u> of 4ha per <u>residential unit</u>, except where provided for in (3), (4) and (5) below; 2. there is more than one <u>residential unit</u> on a <u>site</u> each <u>residential unit</u> shall be contained within its own <u>delineated area</u> and each <u>delineated area</u> shall be treated as though it is a <u>site</u>, which shall: <ol style="list-style-type: none"> a. have a minimum <u>net site area</u> of 4ha per <u>delineated area</u>, and b. have no overlap between <u>delineated areas</u>, and c. have legal and physical access from any <u>residential unit</u> to a legal <u>road</u>; and d. comply with built form standards as though each <u>delineated area</u> was a <u>site</u>; 3. where a <u>site</u> with a minimum <u>net site area</u> of less than 4ha exists and it is a <u>site</u> or an <u>allotment</u> that was created by <u>subdivision</u> and was on a <u>subdivision</u> consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) one <u>residential unit</u> may be erected; 4. where a <u>site</u> with a minimum <u>net site area</u> of less than 4ha exists and is a <u>site</u> or an <u>allotment</u> that was associated with the development of <u>infrastructure</u>, which prior to the development of the <u>infrastructure</u> was 4ha or more, one <u>residential unit</u> may be erected; and 5. one <u>residential unit</u> may be established on a <u>bonus allotment</u>. 	<p>Activity status when compliance with RLZ-R3 (2)(b) or RLZ-R3 (2)(c) not achieved: DIS</p> <p>Activity status when compliance with RLZ-R3 (1), RLZ-R3 (2)(a), RLZ-R3 (3), RLZ-R3 (4), or RLZ-R3 (5) not achieved: NC</p>
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: PER</p> <p>Activity status when compliance not achieved: N/A</p>
<p>RLZ-R4 <u>Minor residential unit</u></p>	
<p>Activity status: PER</p> <p>Where:</p>	<p>Activity status when compliance not achieved: NC</p>



<ol style="list-style-type: none"> 1. the maximum GFA of the minor residential unit shall be 90m² (excluding any area required for a vehicle garage or carport up to a maximum of 40m²); 2. there shall be only one minor residential unit per site; or 3. there shall be only one minor residential unit per delineated area within a site; or 4. for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two minor residential units per site; and 5. a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates). 		
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. access to, the minor residential unit shall be achieved from the same vehicle crossing as the principal residential unit on the site; 2. the maximum GFA of the minor residential unit shall be 80m² (excluding any area required for a car vehicle garage or carport up to a maximum of 40m²); 3. there shall be only one minor residential unit per site; and 4. a minor residential unit may only be established on a site where the average density of any minor residential unit and principal residential unit achieves an average site density of one residential unit per 5,000m² of site area. 	<p>Activity status when compliance with (1) not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RES-MD1 - Minor residential units <p>Activity status when compliance with (2) to (4) not achieved: NC</p>
<p>RLZ-R5 Residential activity</p>		
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site. 	<p>Activity status when compliance not achieved: N/A</p>	
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: PER</p> <p>Where:</p>	<p>Activity status when compliance not achieved: DIS</p>



	<ol style="list-style-type: none"> 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site. 	
	RLZ-R6 Accessory building or structure	
	Activity status: PER	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: PER	Activity status when compliance not achieved: N/A
	RLZ-R7 Visitor accommodation	
	<i>This rule does not apply to any camping ground provided for under RLZ-R35.</i>	
	Activity status: PER	Activity status when compliance not achieved: DIS
	Where: <ol style="list-style-type: none"> 1. the activity shall be undertaken within a residential unit, minor residential unit or accessory building; and 2. a maximum of eight visitors shall be accommodated per site. 	
Within the Large Lot Residential Zone Overlay	Activity status: PER	Activity status when compliance not achieved: DIS
	Where: <ol style="list-style-type: none"> 1. a maximum of eight visitors shall be accommodated per site. 	
	RLZ-R8 Home business	
	Activity status: PER	Activity status when compliance not achieved: DIS
	Where: <ol style="list-style-type: none"> 1. the GFA or site area occupied by the home business shall be a maximum of 100m²; 2. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 3. there is a maximum of 20 vehicle movements generated by the home business per day; 	




<p>Within the Large Lot Residential Zone Overlay</p>	<p>4. a maximum of two non-resident staff shall be employed as part of the home business;</p> <p>5. any storage of materials associated with the home business shall be undertaken within buildings on the site;</p> <p>6. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and</p> <p>7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.</p> <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the maximum area occupied by the home business shall be 40m² (within or external to buildings on the site); 2. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 3. there is a maximum of 20 vehicle movements generated by the home business activity per day; 4. a maximum of two non-resident staff shall be employed as part of the home business; 5. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (1); 6. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for. 	<p>Activity status when compliance not achieved: DIS</p>
	<p>RLZ-R9 Domestic animal keeping and breeding</p> <p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>Advisory Note</p> <ul style="list-style-type: none"> • Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 		



RLZ-R10 Rural produce retail		
<i>This rule does not apply to any farmers' markets provided for under RLZ-R23.</i>		
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> rural produce retail activity exceeds 5m² any retail sales activity shall be located a minimum of 10m from the site boundary; there shall be only one retail sales activity per site; and the maximum NFA or land area used for any retail sales activity shall be 50m². 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales 	
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> rural produce retail activity exceeds 5m² any sales area shall be located a minimum of 10m inside any site boundary; there shall be only one rural produce retail activity per site; and the maximum area of any rural produce retail activity shall be 50m² 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD10 - Rural sales <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
RLZ-R11 Rural industry		
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> a maximum of five staff shall work on the site at any one time; the manufacture, processing or production of goods involves initial or further processing of commodities derived from primary production; the maximum GFA occupied for the rural industry shall be 250m²; the maximum GFA occupied for the rural industry within a SASM shall be 150m²; the maximum land area occupied for the rural industry shall be 500m²; any retail sales area shall be set back a minimum of 10m from the site boundary; 	<p>Activity status when compliance with RLZ-R11 (6) or (9) not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales <p>Activity status when compliance with RLZ-R11 (4) not achieved: RDIS</p>	



<p>Within the Large Lot Residential Zone Overlay</p>	<p>7. the retail sale of goods on the site is restricted to those manufactured, produced or processed on the site;</p> <p>8. the maximum GFA or land area occupied for retail sales shall be 50m²; and</p> <p>9. any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural industry is occurring.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • SASM-MD1 - Wāhi tapu and wāhi taonga • SASM-MD2 - Ngā tūrangā tūpuna <p>Notification An application for a restricted discretionary activity under GRUZ-R11 (4) is precluded from being publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga</p> <p>Activity status when compliance with RLZ-R11 (1) to (3), (5), (7) or (8) not achieved: DIS</p>
	<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>
	<p>Advisory Note</p> <ul style="list-style-type: none"> • It is recommended that operators of a rural industry inform owners/occupiers of adjacent sites prior to commencing the activity. 	
	<p>RLZ-R12 Farm quarry</p>	
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any farm quarry shall be set back a minimum of: <ol style="list-style-type: none"> a. 300m from the building footprint of any residential unit or minor residential unit on a site under different ownership; b. 100m from any site boundary of a site under different ownership; c. 100m from any road boundary of a public road; and d. 100m from any SNA.  	<p>Activity status when compliance not achieved: DIS</p>
	<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>
	<p>Advisory Note</p> <ul style="list-style-type: none"> • Additional activity standards applying to this activity are located within the Earthworks Chapter (See EW-R11). 	



RLZ-R13 Conservation activities	
Activity status: PER Where: 1. for any retail sales associated with a conservation activity : a. the retail sales area shall be located a minimum of 10m from the site boundary; b. there shall be only one retail sales area per site ; and c. the maximum GFA or land area used for retail sales shall be 50m ² .	Activity status when compliance not achieved: DIS
RLZ-R14 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity .	Activity status when compliance not achieved: DIS
Within the Large Lot Residential Zone Overlay Activity status: PER Where: 1. the activity is not a motorised recreation activity .	Activity status when compliance not achieved: NC
RLZ-R15 Rural tourism	
Activity status: PER Where: 1. a maximum of five staff shall work on the site at any one time; 2. the maximum GFA occupied for the rural tourism shall be 250m ² ; 3. the maximum land area occupied for the rural tourism shall be 500m ² ; 4. any retail sales area shall be set back a minimum of 10m from the site boundary; 5. the maximum NFA or land area occupied for retail sales shall be 50m ² ; and 6. any buildings , yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit , or other sensitive activity , located on a site other than where the rural tourism is occurring.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> • RURZ-MD1 - Natural environment values • RURZ-MD3 - Character and amenity values of the activity • RURZ-MD5 - Rural sales
RLZ-R16 Rangiora A&P Showground activities	



<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activities on the site are: <ol style="list-style-type: none"> a. an annual A&P Show event; b. recreation activities; c. equestrian and ancillary activities and facilities; d. community facility; e. community market; f. motor vehicle display events; and g. dog agility and training. 	<p>Activity status when compliance not achieved: DIS</p>
<p>Advisory Note</p> <ul style="list-style-type: none"> • Rules for temporary activities are contained in the Temporary Activities Chapter. 	
<p>RLZ-R17 Bonus residential unit</p>	
<p>Activity status: RDIS</p> <p>Refer to ECO-R6</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>RLZ-R18 Intensive indoor primary production</p>	
<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RURZ-MD1 - Natural environment values • RURZ-MD2 - Housing of animals • RURZ-MD3 - Character and amenity values of the activity 	<p>Activity status when compliance not achieved: N/A</p>
<p>RLZ-R19 Intensive outdoor primary production</p>	
<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RURZ-MD1 - Natural environment values • RURZ-MD2 - Housing of animals • RURZ-MD3 - Character and amenity values of the activity 	<p>Activity status when compliance not achieved: N/A</p>
<p>RLZ-R20 Boarding kennels</p>	



	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RURZ-MD1 - Natural environment values • RURZ-MD2 - Housing of animals • RURZ-MD3 - Character and amenity values of the activity 	<p>Activity status when compliance not achieved: N/A</p>
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RES-MD11 - Housing of animals 	<p>Activity status when compliance not achieved: N/A</p>
<p>RLZ-R21 Cattery</p>		
	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RURZ-MD1 - Natural environment values • RURZ-MD2 - Housing of animals • RURZ-MD3 - Character and amenity values of the activity 	<p>Activity status when compliance not achieved: N/A</p>
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RES-MD11 - Housing of animals 	<p>Activity status when compliance not achieved: N/A</p>
<p>RLZ-R22 Equestrian and ancillary activities and facilities</p>		
	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RURZ-MD1 - Natural environment values • RURZ-MD2 - Housing of animals • RURZ-MD3 - Character and amenity values of the activity 	<p>Activity status when compliance not achieved: N/A</p>
<p>Within the Large Lot Residential Zone Overlay</p>	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RES-MD11 - Housing of animals 	<p>Activity status when compliance not achieved: N/A</p>
<p>RLZ-R23 Farmers' market</p>		



	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RURZ-MD1 - Natural environment values • RURZ-MD3 - Character and amenity values of the activity • RURZ-MD5 - Rural sales 	<p>Activity status when compliance not achieved: N/A</p>
Within the Large Lot Residential Zone Overlay	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RES-MD10 - Rural sales 	<p>Activity status when compliance not achieved: N/A</p>
RLZ-R24 Emergency service facility		
	<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: N/A</p>
Within the Large Lot Residential Zone Overlay	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • RES-MD2 - Residential design principles • RES-MD4 - Traffic generation • RES-MD7 - Outdoor storage 	<p>Activity status when compliance not achieved: N/A</p>
RLZ-R25 Veterinary facility		
	<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: N/A</p>
Within the Large Lot Residential Zone Overlay	<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: N/A</p>
RLZ-R26 Educational facility		
	<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: N/A</p>
RLZ-R27 Community facility		
<p><i>This rule does not apply to recreation activity provided for under RLZ-R14; any emergency service facility provided for under RLZ-R24; or recreation facility provided for under RLZ-R34.</i></p>		



	Activity status: DIS	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: DIS	Activity status when compliance not achieved: N/A
	RLZ-R28 Wedding and event facility	
	Activity status: DIS	Activity status when compliance not achieved: N/A
	RLZ-R29 Cemetery and funeral related services and facility	
	Activity status: DIS	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
	RLZ-R30 Mining	
	Activity status: DIS	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
	RLZ-R31 Quarrying activities	
	<i>This rule does not apply to any farm quarry provided for under RLZ-R12.</i>	
	Activity status: DIS	Activity status when compliance not achieved: NC
	Where:	
	1. the quarry shall be set back a minimum of 1000m from a Residential Zone.	
Within the Large Lot Residential Zone Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
	RLZ-R32 Waste management facility	



	Activity status: DIS	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
	RLZ-R33 Composting facility	
	Activity status: DIS	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
	RLZ-R34 Recreation facilities	
	<i>This rule does not apply to any sport shooting facility provided for under rule RLZ-R37.</i>	
	Activity status: DIS	Activity status when compliance not achieved: N/A
	RLZ-R35 Camping ground	
	Activity status: DIS	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: DIS	Activity status when compliance not achieved: N/A
	RLZ-R36 Industrial activity	
	<i>This rule does not apply to rural industry provided for under RLZ-R11.</i>	
	Activity status: DIS	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
	RLZ-R37 Sport shooting facility	



	Activity status: DIS	Activity status when compliance not achieved: N/A
	RLZ-R38 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
	Activity status: DIS	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: DIS	Activity status when compliance not achieved: N/A
	RLZ-R39 Retail activity <i>This rule does not apply to retail activity associated with any activity provided for as permitted, restricted discretionary or discretionary activity.</i>	
	Activity status: NC	Activity status when compliance not achieved: N/A
	RLZ-R40 Retirement village	
	Activity status: NC	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
	RLZ-R41 Multi-unit residential development	
	Activity status: NC	Activity status when compliance not achieved: N/A
Within the Large Lot Residential Zone Overlay	Activity status: NC	Activity status when compliance not achieved: N/A



