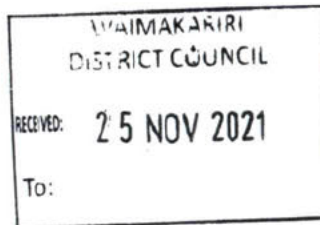


DISTRICT PLAN REVIEW



Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: M [REDACTED] Stewart and P [REDACTED] Robertshaw

Email address: robertshaw.malcolm@extra.co.nz

Please select one of the two options below:

- ☒ I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)
- ☐ I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

- ☒ I **am** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
 - B) Does not relate to trade competition or the effect of trade competition.
- ☐ I **am not** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
 - B) Does not relate to trade competition or the effect of trade competition.

Submission details

The specific provisions of the proposal that my submission relates to are as follows: (please give details)

RLZ Rural Lifestyle Zone, together with relevant rules, objectives and policies, as applied to 27, Velino Place and the wider San Dona development

My submission is that: (state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)

The zoning of 27 Velino Place and the wider San Dona development as RLZ - Rural Lifestyle Zone is not appropriate.

27 Velino Place and the wider San Dona development is more appropriately zoned as LLRZ - Large Lot Residential Zone

I/we have included: 22 additional pages

I/we seek the following decision from the Waimakariri District Council: (give precise details, use additional pages if required)

That 27 Velino Place and the wider San Dona development be rezoned as LLRZ - Large Lot Residential Zone.

Submission at the Hearing

☒ I/we wish to speak in support of my/our submission

☐ I/we do not wish to speak in support of my/our submission

☒ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates

PROPOSED WAIMAKARIRI DISTRICT PLAN SUBMISSION

Submitters: Malcolm Stewart & Pauline Janet Robertshaw

Property: 27 Velino Place, Mandeville North, RD2, Kaiapoi

Property ID: 18651

Legal Description: LOT 8, DP 80701

Property Size 1.494Ha

PREAMBLE

This submission is made specifically in regard to the above property, but the principles of the submission are applicable to every property in the San Dona olive grove development. However, we are not speaking on behalf of any other property owner within the San Dona olive grove development.

INTRODUCTION

The San Dona olive grove development took place between 1997 and 2002, in six stages. The development was to take advantage of the expected demand for premium grade olive oil. Research undertaken by horticultural consultants associated with Lincoln University suggested that the land and climate in North Canterbury would be suitable for specific varieties of olive trees, each of which could eventually produce up to 10 litres per annum of premium grade oil. Production would commence in the third year after planting, reaching the optimum level 8 to 10 years after planting, and would continue at this level for several years.

To meet the Economic Use requirements then in force, it was agreed between the developer and the Waimakariri District Council that each section would be a minimum size of 1.45Ha, and would be planted by the developer with a minimum of 532 olive trees. The trees would occupy about 1ha of section. It can be seen from these figures that each section could produce around 5,000 litres per annum. At that time, NZ produced premium grade olive oil from groves in Hawkes Bay and Gisborne was retailing for up to \$40 per litre. Production, processing, and marketing costs would be of the order of \$15 per litre, leaving a margin of up to

\$25 per litre. The economics seemed to work, even with half the production retailing for half the price. The developer financed a course of training sessions given by the consultant, designed to enable the grove owners to avoid the major pitfalls associated with olive growing. The future of the venture seemed to be bright, particularly when the trees produced their first fruit in year two, some three years ahead of schedule.

SUBSEQUENT HISTORY OF THE OLIVE VENTURE AT 27 VELINO PLACE

Problems first appeared in year three when a very early frost destroyed the young fruit, and about 20% of the trees, which the developer replaced, as required under the purchase agreement. Year five resulted in the highest yield we ever achieved, about .02 litres per tree for a total production of 10 litres, a far cry from the original estimate of 10 litres per tree for a total production of 5000 litres. Production in subsequent years was even less than this, in many cases no oil at all was produced. By year ten it was clear that the olive venture was a commercial failure, and we decided to stop caring for the trees. In year fourteen, we pulled them out.

The 1Ha where the olive trees had been planted remained unused for four years, at which time we decided to create four paddocks and run a few sheep, which we continue to do. However, we recognise that this is not an efficient use of this land.

Observations of other properties in the San Dona development shows that about half of them no longer grow olive trees. Some run sheep, some run alpacas, and a few are raising cattle. At least one seems to have planted hazelnut trees. Many seem to have left their ex-olive tree area unused. It must be said that about half of the San Dona properties still have their olive trees, but none of the owners we have spoken to are operating their groves as a commercial venture

WHAT IS THE BEST USE OF THE POTENTIALLY SURPLUS LAND IN THE SAN DONA DEVELOPMENT?

It is clear from our experience that an area of about 1Ha is far too small to sustain a commercial horticultural or agricultural venture, with the possible exception of a specialist market garden, and even in this case, there would be a question of the

suitability of the land. We would submit that the most suitable use of this land is to provide housing.

WHAT ARE THE OBSTACLES PREVENTING THE POTENTIALLY SURPLUS LAND IN THE SAN DONA DEVELOPMENT BEING USED FOR HOUSING?

The major obstacle is the proposed zoning of the properties within the San Dona development as Rural Lifestyle Zone (RLZ) within the Proposed District Plan. A copy of RLZ is attached as Appendix 1. Policy RLZ-P2 states that the RLZ is designed for properties or sites of at least 4ha. This of course is some three times the size of any San Dona section, and throws into doubt the logic of including the San Dona properties in the RLZ. It will be noted that Policy RLZ-P2 also specifically prohibits the creation of any site of less than 4Ha. This automatically excludes any possibility of surplus San Dona land being used for housing. Should the zoning of the San Dona development be changed from RLZ to a more logical Zone, this constraint would disappear. It should also be noted that San Dona

ALTERNATIVE ZONING POSSIBILITIES

The most logical Zone for the San Dona development has to be the Large Lot Residential Zone (LLRZ). A copy of LLRZ is attached as Appendix 2. It should be noted that neighbouring sub divisions to San Dona, ie Millfield and Mandeville Park have been allocated this Zone within the Proposed District Plan. It is difficult to see the difference between San Dona and these subdivisions, other than that Millfield and Mandeville Park have section sizes of about 0.4 to 0.5Ha, roughly one third of the size of the average San Dona section. This difference was understandable when San Dona was going to be a commercial olive grove. It is not understandable now that San Dona is not a commercial olive grove. Therefore, it is submitted that the sections in the San Dona development should be treated in an identical manner to those within the Millfield and Mandeville Park developments, and be allocated the LLRZ zone.

It should further be noted that San Dona, Millfield, and Mandeville Park share features, for example a 50km speed limit, council provided rubbish and recycling collections, drinking water supply from a common source, grey water disposal via a common reticulated system, and storm water disposal via an interconnected system. Other submitters have provided more detailed analyses of areas of commonality between San Dona, Millfield, and Mandeville Park

REQUEST OF THE SUBMITTERS

For the reasons outlined above, the submitters request that Council rezone the San Dona development from Rural Lifestyle Zone to Large Lot Residential Zone, to recognise the changed nature of San Dona from that originally envisaged

Appendix 1

RLZ - Rural Lifestyle Zone

Introduction

The purpose of the Rural Lifestyle Zone is to provide for primary productive activities, those activities that support rural activities and those that rely on the natural resources that exist in the zone, while recognising that the predominant character is derived from smaller sites.

The Rural Lifestyle Zone, focused in the east of the District, recognises that this area comprises the densest residential unit and development site pattern in the rural areas of the District. This rural area is defined by its fine grained pattern of development and human induced characteristics.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives

RLZ-O1	Purpose of the Rural Lifestyle Zone Primary production activities and activities reliant on the natural and physical resources of the rural environment occur while recognising that the predominant character is small rural sites with a more intensive pattern of land use and buildings than the General Rural Zone.
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Policies

RLZ-P1	Character of the Rural Lifestyle Zone Maintain the character in the Rural Lifestyle Zone which comprises: <ol style="list-style-type: none"> 1. a highly modified landscape strongly influenced by fine grained patterns and processes of human induced activity, including a predominance of small rural lots with a resulting pattern of residential units, buildings, fencing, amenity and domestic planting mixed with smaller scale primary production activities; 2. a dominance of human modified open space and vegetation, including paddocks and trees over buildings; and 3. a zone supporting activities reliant on the natural and physical resources of the Rural Lifestyle Zone.
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RLZ-P2	Activities in the Rural Lifestyle Zone Retain opportunities for land within the zone to be used for primary production activities while maintaining the predominant character of small rural lots by avoiding new sites being created, or residential units being erected on sites, that are less than 4ha, unless: <ol style="list-style-type: none"> 1. associated with the development of infrastructure which reduces the size of the balance lot or site to below 4ha; 2. associated with the establishment of a bonus residential unit or creation of a bonus allotment; 3. the erection of a residential unit is protected by a legacy provision in this Plan; and 4. is the establishment of a minor residential unit, where the site containing a residential unit is 4ha or greater, or is protected by a legacy provision in this Plan.
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Activity Rules

RLZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards

RLZ-R2 Primary production	
<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>	
Activity status: PER 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.	Activity status when compliance with RLZ-R2 (1) not achieved: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD4 - Forestry, Carbon Forest, Woodlot Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

RLZ-R3 Residential unit	
<i>This rule does not apply to any minor residential unit provided for under RLZ-R4; or bonus residential unit provided for under RLZ-R17.</i>	
Activity status: PER Where: 1. a residential unit shall be located on a site with a minimum net site area of 4ha per residential unit, except where provided for in (3), (4) and (5) below; 2. there is more than one residential unit on a site each residential unit shall be contained within its own delineated area and each delineated area shall be treated as though it is a site, which shall: a. have a minimum net site area of 4ha per delineated area, and b. have no overlap between delineated areas, and c. have legal and physical access from any residential unit to a legal road; and d. comply with built form standards as though each delineated area was a site; 3. where a site with a minimum net site area of less than 4ha exists and it is a site or an allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) one residential unit may be erected; 4. where a site with a minimum net site area of less than 4ha exists and is a site or an allotment that was associated with the development of infrastructure, which prior to the development of the infrastructure was 4ha or more, one residential unit may be erected; and 5. one residential unit may be established on a bonus allotment.	Activity status when compliance with RLZ-R3 (2)(b) or RLZ-R3 (2)(c) not achieved: DIS 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

RLZ-R4 Minor residential unit	
Activity status: PER Where: 1. the maximum GFA of the minor residential unit shall be 90m ² (excluding any area required for a vehicle garage or carport up to a maximum of 40m ²); 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	Activity status when compliance not achieved: NC

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|---|--|
| <p>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</p> <p>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> | |
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RLZ-R5 Residential activity

Activity status: PER

Activity status when compliance not achieved: N/A

Where:

- 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

RLZ-R7 Visitor accommodation

This rule does not apply to any camping ground provided for under RLZ-R35.

Activity status: PER

Activity status when compliance not achieved: DIS

Where:

- the activity shall be undertaken within a residential unit, minor residential unit or accessory building; and
- 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:

- the GFA or site area occupied by the home business shall be a maximum of 100m²;
- hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm;
- there is a maximum of 20 vehicle movements generated by the home business per day;
- a maximum of two non-resident staff shall be employed as part of the home business;
- any storage of materials associated with the home business shall be undertaken within buildings on the site;
- 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
- the home business involves paid childcare, a maximum of four non-resident children shall be cared for.

RLZ-R9 Domestic animal keeping and breeding

Activity status: PER

Activity status when compliance not achieved: N/A

Advisory Note

- 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>	
Activity status: PER Where: 1. rural produce retail activity exceeds 5m ² any retail sales activity shall be located a minimum of 10m from the site boundary; 2. there shall be only one retail sales activity per site; and 3. the maximum NFA or land area used for any retail sales activity shall be 50m ² .	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales
RLZ-R11 Rural industry	
Activity status: PER Where: 1. a maximum of five staff shall work on the site at any one time; 2. the manufacture, processing or production of goods involves initial or further processing of commodities derived from primary production; 3. the maximum GFA occupied for the rural industry shall be 250m ² ; 4. the maximum GFA occupied for the rural industry within a SASM shall be 150m ² ; 5. the maximum land area occupied for the rural industry shall be 500m ² ; 6. any retail sales area shall be set back a minimum of 10m from the site boundary; 7. the retail sale of goods on the site is restricted to those manufactured, produced or processed on the site; 8. the maximum GFA or land area occupied for retail sales shall be 50m ² ; and 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.	Activity status when compliance with RLZ-R11 (6) or (9) not achieved: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales Activity status when compliance with RLZ-R11 (4) not achieved: RDIS Matters of discretion are restricted to: SASM-MD1 - Wāhi tapu and wāhi taonga SASM-MD2 - Ngā tūrangā tūpuna 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 Activity status when compliance with RLZ-R11 (1) to (3), (5), (7) or (8) not achieved: DIS
Advisory Note <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. 	
RLZ-R12 Farm quarry	
Activity status: PER Where: 1. any farm quarry shall be set back a minimum of: <ol style="list-style-type: none"> 300m from the building footprint of any residential unit or minor residential unit on a site under different ownership; 100m from any site boundary of a site under different ownership; 100m from any road boundary of a public road; and 100m from any SNA. 	Activity status when compliance not achieved: DIS
Advisory Note <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
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RLZ-R14 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: DIS

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: 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	
Activity status: PER Where: 1. the activities on the site are: 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.	Activity status when compliance not achieved: DIS
Advisory Note • Rules for temporary activities are contained in the Temporary Activities Chapter.	

RLZ-R17 Bonus residential unit	
Activity status: RDIS Refer to ECO-R6	Activity status when compliance not achieved: N/A

RLZ-R18 Intensive indoor primary production
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Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of animals RURZ-MD3 - Character and amenity values of the activity	Activity status when compliance not achieved: N/A
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RLZ-R19 Intensive outdoor primary production	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of animals RURZ-MD3 - Character and amenity values of the activity	Activity status when compliance not achieved: N/A

RLZ-R20 Boarding kennels	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of animals RURZ-MD3 - Character and amenity values of the activity	Activity status when compliance not achieved: N/A

RLZ-R21 Cattery	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of animals RURZ-MD3 - Character and amenity values of the activity	Activity status when compliance not achieved: N/A

RLZ-R22 Equestrian and ancillary activities and facilities	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of animals RURZ-MD3 - Character and amenity values of the activity	Activity status when compliance not achieved: N/A

RLZ-R23 Farmers' market	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales	Activity status when compliance not achieved: N/A

RLZ-R24 Emergency service facility	
Activity status: DIS	Activity status when compliance not achieved: N/A

RLZ-R25 Veterinary facility	
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Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R26 Educational facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R27 Community facility	
<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>	
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
RLZ-R30 Mining	
Activity status: DIS	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.	
RLZ-R32 Waste management facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R33 Composting facility	
Activity status: DIS	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
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
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

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

RLZ-R41 Multi-unit residential development	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

RLZ-BFS1 Building coverage	
1. The maximum building coverage shall be 20% of the net area of any site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD6 - Coverage

RLZ-BFS2 Impermeable surface	
1. The maximum impermeable surface of any site shall be 20% of the net site area.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD6 - Coverage

RLZ-BFS3 Height	
1. The maximum height for any residential unit, minor residential unit, bonus residential unit or accessory building to a residential unit shall be 10m above ground level. 2. The maximum height for any other building or structure shall be 12m above ground level.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD7 - Height

RLZ-BFS4 Building and structure setbacks	
1. Any residential unit or minor residential unit shall be set back a minimum of: a. 20m from any road boundary (except for any fence); and b. 20m from any internal boundary (except for any fence). 2. Any water tank shall not be required to be set back from any boundaries. 3. Any stockyard shall not be required to be set back from any boundaries. 4. Any other buildings and structures shall be set back a minimum of: a. 10m from road boundaries (except for any fence); and b. 3m from internal boundaries (except for any	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD8 - Setbacks Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

fence).

RLZ-BFS5 Separation distances to and from intensive indoor primary production or intensive outdoor primary production activity or quarry

1. Any new residential unit or minor residential unit or accessory building used for overnight accommodation shall be set back a minimum distance of:
- 20m from any existing intensive indoor primary production, intensive outdoor primary production activity where it is located on the same site;
 - 300m from any existing intensive indoor primary production or intensive outdoor primary production activity where it is located on a site in different ownership;
 - 300m from any existing farm quarry where it is located on a site in different ownership;
 - 500m from any existing quarry where it is located on a site in different ownership.

Set back distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used, or any area of the site where quarrying activity occurs.

Activity status when compliance not achieved: RDIS**Matters of discretion are restricted to:**

RURZ-MD3 - Housing of animals
RURZ-MD8 - Setbacks

RLZ-BFS6 Gross floor area

1. The maximum GFA of any single building or structure shall be 550m².

Activity status when compliance not achieved: RDIS**Matters of discretion are restricted to:**

RURZ-MD3 - Character and amenity values of the activity

LLRZ - Large Lot Residential Zone

Introduction

The purpose of the Large Lot Residential Zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones. The Large Lot Residential Zone are located near but outside the established townships. Some opportunity is also provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone.

There are particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and the density requirements for rural residential development directed by the RPS being achieved.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives

LLRZ-O1	Purpose, character and amenity values of Large Lot Residential Zone A high quality, low density residential zone with a character distinct to other Residential Zones such that the predominant character: <ol style="list-style-type: none"> 1. is of low density detached residential units set on generous sites; 2. has a predominance of open space over built form; 3. is an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust; and 4. provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment, but provides limited opportunities for other activities.
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Policies

LLRZ-P1	Maintaining the qualities and character Maintain the qualities and character of the Large Lot Residential Zone by: <ol style="list-style-type: none"> 1. achieving a low density residential environment with a built form dominated by detached residential units, which other than minor residential units, are established on their own separate sites; 2. managing the scale and location of buildings so as to maintain a sense of openness and space between buildings on adjoining sites and ensuring that open space predominates over built form on each site; 3. ensuring the built form for all activities is consistent with the low density residential character of the zone; and 4. retaining the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability.
LLRZ-P2	Managing activities Manage activities within the zone to maintain the character and amenity values of the zone including by: <ol style="list-style-type: none"> 1. enabling residential activities and activities ancillary to residential activities, where the scale of activity does not dominate the residential use of the site; 2. providing for agricultural activities, and activities that support agricultural activities where any adverse effects are internalised within the site where the activity occurs; 3. providing for a limited range of community activities, and commercial activities which in terms of location, scale and type of activity are compatible with the predominant activities of the zone, which ensuring that adverse effects of any activity are internalised within the site where the activity occurs; and 4. other than provided for above, non-residential activities, including retail, commercial and industrial activities that would diminish the amenity values and the quality and character of the zone.
LLRZ-P3	Reverse sensitivity Minimise reverse sensitivity effects within the Large Lot Residential Zone or on an existing activity in an adjacent zone by:

	<ol style="list-style-type: none"> 1. requiring new activities minimise the potential for reverse sensitivity effects to occur on activities anticipated in the zone; and 2. requiring separation distances between new activities in the Large Lot Residential Zone and existing activities in adjacent zones.
LLRZ-P4	Amenity values Maintain amenity values within the Large Lot Residential Zone through: <ol style="list-style-type: none"> 1. low levels of noise, outdoor lighting, signs, dust, odour and traffic; and 2. limiting kerb, channel and street lighting compared to other Residential Zones.
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.

Activity Rules

LLRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
LLRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: NC
LLRZ-R3 Minor residential unit	
Activity status: PER Where: <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. 	Activity status when compliance with LLRZ-R3 (1) not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units Activity status when compliance with LLRZ-R3 (2) to (4) not achieved: NC
LLRZ-R4 Residential activity	
Activity status: PER Where: <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. 	Activity status when compliance not achieved: DIS
LLRZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER	Activity status when compliance not achieved: N/A

Where: 1. the activity is associated with an otherwise permitted or consented activity.	
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LLRZ-R6 Accessory building or structure

Activity status: PER	Activity status when compliance not achieved: N/A
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LLRZ-R7 Boarding house

Activity status: PER	Activity status when compliance not achieved: DIS
Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	

LLRZ-R8 Residential disability care or care facility

Activity status: PER	Activity status when compliance not achieved: N/A
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LLRZ-R9 Visitor accommodation

This rule does not apply to any camping ground provided for under LLRZ-R25.

Activity status: PER	Activity status when compliance not achieved: DIS
Where: 1. a maximum of eight visitors shall be accommodated per site.	

LLRZ-R10 Home business

Activity status: PER	Activity status when compliance not achieved: DIS
Where: 1. the maximum area occupied by the home business shall be 40m ² (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.	

LLRZ-R11 Residential unit used as a show home

Activity status: PER	Activity status when compliance not achieved: RDIS
Where: 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays; and	Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home

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| 2. the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued, after which it shall only be used as a residential unit. | |
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LLRZ-R12 Educational facility**Activity status:** PER**Activity status when compliance not achieved:** DIS

Where:

1. the maximum GFA of building occupied by the educational facility shall be 200m²;
2. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and
3. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.

LLRZ-R13 Childcare facility**Activity status:** PER**Activity status when compliance not achieved:** DIS

Where:

1. the maximum GFA of building occupied by the childcare facility shall be 200m²;
2. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and
3. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.

LLRZ-R14 Community garden**Activity status:** PER**Activity status when compliance not achieved:** N/A**LLRZ-R15 Domestic animal keeping and breeding****Activity status:** PER**Activity status when compliance not achieved:** N/A**Advisory Note**

- Refer to the District Council's bylaws for further rules regarding keeping of domestic animals.

LLRZ-R16 Agriculture**Activity status:** PER**Activity status when compliance not achieved:** RDIS

Where:

1. the activity involves the planting of trees, any tree planted shall be located a minimum of 10m from any site internal boundary.

Matters of discretion are restricted to:

RES-MD9 - Impact of trees on neighbouring property

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

LLRZ-R17 Rural produce retail*This rule does not apply to farmers' markets provided for under LLRZ-R23.***Activity status:** PER**Activity status when compliance not achieved:** RDIS

Where:

1. rural produce retail activity exceeds 5m² any sales

Matters of discretion are restricted to:

RES-MD10 - Rural sales

<p>area shall be located a minimum of 10m inside any site boundary;</p> <p>2. there shall be only one rural produce retail activity per site; and</p> <p>3. the maximum area of any rural produce retail activity shall be 50m².</p>	<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>
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LLRZ-R18 Recreation activities

<p>Activity status: PER</p> <p>Where:</p> <p>1. the activity is not a motorised recreation activity.</p>	<p>Activity status when compliance not achieved: NC</p>
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LLRZ-R19 Emergency service facility

<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</p> <p>RES-MD4 - Traffic generation</p> <p>RES-MD7 - Outdoor storage</p>	<p>Activity status when compliance not achieved: N/A</p>
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LLRZ-R20 Boarding kennels

<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD11 - Housing of animals</p>	<p>Activity status when compliance not achieved: N/A</p>
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LLRZ-R21 Cattery

<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD11 - Housing of animals</p>	<p>Activity status when compliance not achieved: N/A</p>
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LLRZ-R22 Equestrian and ancillary activities and facilities

<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD11 - Housing of animals</p>	<p>Activity status when compliance not achieved: N/A</p>
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LLRZ-R23 Farmers' market

<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD10 - Rural sales</p>	<p>Activity status when compliance not achieved: N/A</p>
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LLRZ-R24 Community facility

<p><i>This rule does not apply to any recreation activity provided for under LLRZ-R18; emergency service facility provided for under LLRZ-R19; or motorised sports facility provided for under LLRZ-R39.</i></p>	
<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: N/A</p>

LLRZ-R25 Camping ground

<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: N/A</p>
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LLRZ-R26 Veterinary facility

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Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R27 Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying activity, or prohibited, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R28 Commercial activity	
<i>This rule does not apply to home business provided for under LLRZ-R10; rural produce retail provided for under LLRZ R17; or farmers' markets provided for under LLRZ-R23.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R29 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R30 Vehicle or boat repair or storage	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R31 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R32 Rural Industry	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R33 Quarrying activities	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R34 Mining	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R35 Farm quarry	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R36 Primary production	
<i>This rule does not apply to agriculture provided for under LLRZ-R16; or farm quarry provided for under LLRZ-R35.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R37 Waste management facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R38 Composting facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R39 Motorised sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A

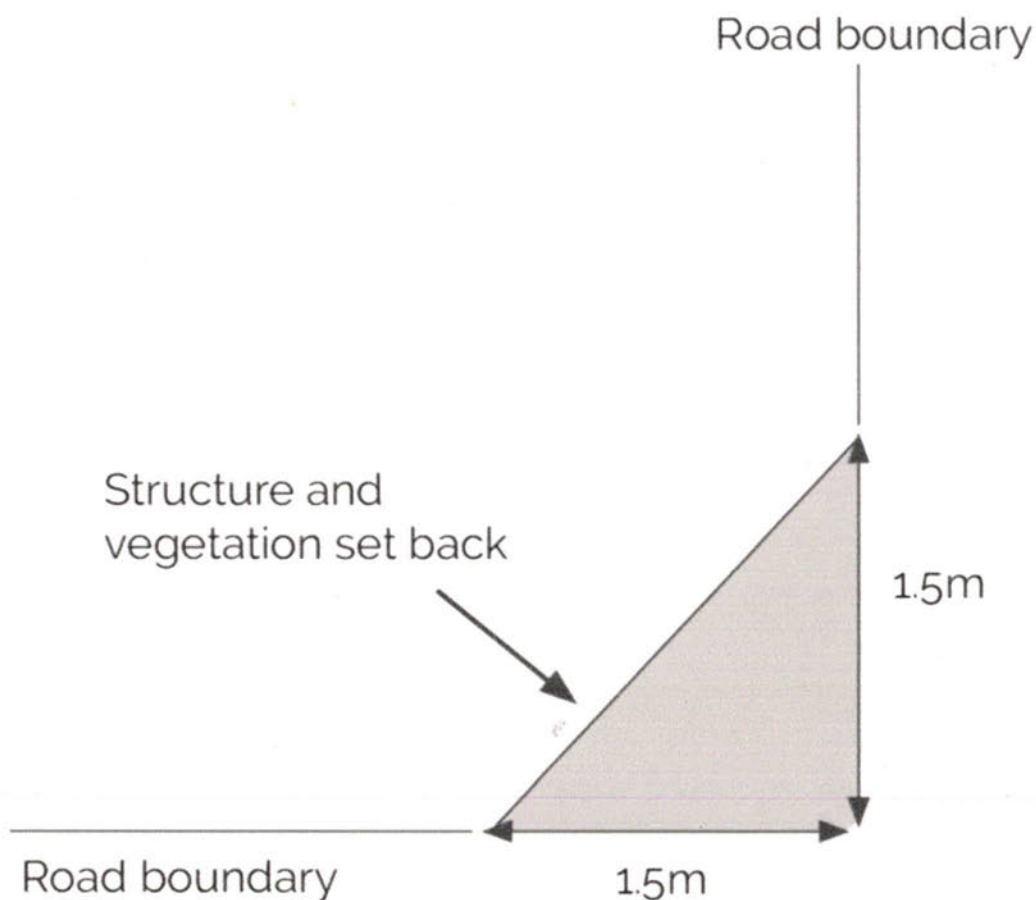
LLRZ-R40 Funeral related services and facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R41 Retirement village	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R42 Multi-unit residential development	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R43 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R44 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LLRZ-BFS1 Site density	
<ol style="list-style-type: none"> Site density shall be a maximum of: <ol style="list-style-type: none"> one residential unit per 5,000m² of net site area or one residential unit on any site less than 5,000m². This rule does not apply to a minor residential unit or residential unit in a retirement village. 	Activity status when compliance not achieved: NC
LLRZ-BFS2 Building coverage	
<ol style="list-style-type: none"> The maximum building coverage shall be 20% of the net site area of any site. 	Activity status when compliance not achieved: DIS
LLRZ-BFS3 Landscaped permeable surface	
<ol style="list-style-type: none"> The minimum landscaped permeable surface of any site shall be 30% of the net site area. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ol style="list-style-type: none"> any paths 1.1m wide or less; or open slat decks under 1m in height above ground level with a permeable surface underneath. 	Activity status when compliance not achieved: DIS
LLRZ-BFS4 Impermeable surface	
<ol style="list-style-type: none"> The maximum impermeable surface of any site shall be 20% of the net site area. 	Activity status when compliance not achieved: DIS
LLRZ-BFS5 Height	
<ol style="list-style-type: none"> The maximum height of any building or structure shall be 8m above ground level. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property
LLRZ-BFS6 Building and structure setbacks	

<ol style="list-style-type: none"> 1. Any building or structure, other than a fence, shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from any road boundary; b. 10m from any boundary with a General Rural Zone or Rural Lifestyle Zone; and c. 5m from any site boundary. 2. On corner sites any structure or vegetation exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure LLRZ-1. 3. Any habitable building or building housing a sensitive activity shall have a setback a minimum distance of: <ol style="list-style-type: none"> a. 20m from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on the same site. b. 300m from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on a site in different ownership; and c. 300m from any existing quarry where it is located on a site in different ownership. 4. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property RES-MD6 - Road boundary setback RURZ-MD2 - Housing of animals
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Figure LLRZ-1: Structure and Vegetation Setback



<ol style="list-style-type: none"> 1. Any fencing located on or within 15m from any road boundary shall: <ol style="list-style-type: none"> a. be no higher than 1.2m above ground level; and b. be a farm-style post and wire or post and rail fence; and c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2. 2. Any fencing located on or within 10m of an internal boundary shall: <ol style="list-style-type: none"> a. be no higher than 1.8m above ground level; and b. be a farm-style post and wire or post and rail fence; and c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2. 3. Any fencing located outside the areas specified in (1) and (2) above shall: <ol style="list-style-type: none"> a. be a farm-style post and wire or post and rail fence; or b. have a maximum height above ground level of 1.8m and c. be not more than 30m along any length of the fence. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD6 - Road boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
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Figure LLRZ-2: Examples of Visually Permeable Fencing

