

SECTION 7A: RURAL RESIDENTIAL ZONE – MANUKA TERRACE

1 ZONE STATEMENT

The Rural Residential Zone at Manuka Terrace near Lake Ohau provides an alternative low-density living environment within the District's rural areas.

The Manuka Terrace Rural Residential Zone recognises the recent subdivision of land into residential sized lots, and provides for the maintenance of the scale of subdivision to provide lower density living environments that are semi-rural in nature. The minimum lot size set for the zone protects its viability in respect of the balance between providing services and maintaining amenity and the outstanding landscape values of the area. The area is close to the Ben Ohau Range and is subject to strong winds.

2. DISTRICT WIDE RULES

The following General Provisions containing District Wide Rules apply in the:

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| • Hazardous Substances | Section 10 |
| • Heritage Protection | Section 11 |
| • Signs and Outdoor Lighting | Section 12 |
| • Subdivision, Development and Financial Contributions | Section 13 |
| • Temporary Activities and Buildings and Environmental Noise | Section 14 |
| • Transportation | Section 14 |
| • Utilities | Section 16 |

STATUS OF ACTIVITIES

3. PERMITTED ACTIVITIES

The following shall be Permitted Activities provided they comply with the Site Standards in, and are not otherwise listed as Controlled, Discretionary, Non-complying or Prohibited Activities.

3.1 Residential Activities

3.2. Buildings – for or directly associated with farming activity and dwellings on lots created or approved prior to 19 December 2007, where such approval had not lapsed and where the approval specifically provides for a building platform within the lot.

3.3. Amenity Tree Planting – Planting of those species listed in Rule 8.1 shall be a Prohibited Activity

- 3.3. **Visitor Accommodation** – providing accommodation for a maximum of six guests on site at any one time.
- 3.4. **Home Occupations** – home occupations, other than those that involve noxious activities that comply with the site and zone standards.
- 3.5. **Farming Activities**
- 3.6. **Earthworks** – Any earthworks (excavation and filling) 300m³ or less or bare soil exposed 1000m² or less.
- 3.7. **Vegetation Clearance**

4. **CONTROLLED ACTIVITIES**

- 4.1. **Buildings** – Buildings for any purpose other than farming purposes, except for dwellings on lots created or approved by subdivision consent prior to 30 November 2007 and such approval has not lapsed, and where the approval specifically provides for a building platform within the lot.

Matters Subject to Council's Control

- bulk and location including location to avoid natural hazard risk;
- access;
- servicing;
- earthworks;
- external appearance and condition;
- ability to withstand strong winds

All Site Standards in 9 must be complied with.

- 4.2. **Earthworks** – Any earthworks (excavation and filling) greater than 300m³ and less than 1000m³ per site or bare soil exposed greater than 1000m² and less than 2500m² per site is a Controlled Activity.

This rule shall not apply to earthworks:

- Approved as part as part of a subdivision or building consent
- For routine repair of operational tracks
- Levelling of fence lines
- For utility services
- Approved as part of a resource consent for a building
- Approved as part of resource consent for a farming building except where the earthworks are for access

Matters Subject to Council's Control

- o Sting, slope and camber of the track;
- o Manner of forming the track;
- o Terrain disturbance including vegetation clearance, volumes and materials to be removed;

- o Rehabilitation of disturbed ground.

5. RESTRICTED DISCRETIONARY ACTIVITIES

- 5.1. Any Permitted Activity or Controlled Activity that does not comply with the Site Standards in 9 shall be a Discretionary Activity, with Council's discretion limited to the matters of non-compliance.

6. DISCRETIONARY ACTIVITIES

- 6.1. **Retail Sales** – All retail sales.
- 6.2. **Visitor Accommodation** - providing accommodation for more than six guests on site at any one time.
- 6.3. **Commercial Activities** – commercial activities other than complying visitor accommodation activities and complying farm activities.
- 6.4. **Any activity** which is not listed as a Permitted, Controlled, Restricted Discretionary, non-Complying or Prohibited Activity.

7. NON-COMPLYING ACTIVITIES

- 7.1 **Forestry Activities**
- 7.2. **Mining Activities**
- 7.3. **Industrial Activities**
- 7.4. **Noxious Activities** – no activity shall involve the following:

- Panel beating, spray painting, motor vehicle repairs or vehicle dismantling, fibre glassing, sheet metal work, bottle or scrap storage, rubbish collection or a recycling service, motor or marine body building, meat processing or require an Offensive Trade Licence under the Health Act 1956 or its amendments.

8. PROHIBITED ACTIVITIES

- 8.1. **Amenity Tree Planting** – It is a Prohibited Activity for which no resource consent will be granted to plant the following species:

- *Pinus contorta* (Lodgepole Pine)
- *Pinus nigra* (Corsican Pine)
- *Pinus muricata* (Bishops Pine)
- *Pinus sylvestris* (Scots Pine)
- *Pseudotsuga menziesii* (Douglas Fir)
- *Pinus mugo/uncinata* (Mountain Pine)
- *Pinus pinaster* (Maritime Pine)

- *Pinus ponderosa* (Ponderosa Pine)
- *Larix deciduas* (European Larch)

9. SITE STANDARDS

- 9.1 **Residential Density** – no more than one residential unit and one minor unit per site provided the minor unit can comply, in its own right with setback, height and parking requirements for a residential unit.

The minimum site area for each residential unit and minor unit shall be:

- i 2ha for lots created or approved by subdivision consent prior to 30 November 2007 and such approval has not lapsed;
- ii 4ha for all other lots

- 9.2 **Building Setbacks** – Minimum setback from road and internal boundaries of 20m.

- 9.3 **Building and Hard Surface Coverage** – the maximum coverage of all buildings and hard surfaces on each separate title shall not exceed 700m². For the purposes of this rule hard surface shall not include any access whose formation and surfacing is permeable.

- 9.4 **Building Height** - The maximum height of any building shall not exceed 8m above existing ground level.

- 9.5 **Noise** – All activities shall be conducted to comply with the following standards as measured at any point within the boundary of any other site:

Daytime	0700 – 2000 hours	50 dBA L ₁₀
Night-time	2000 – 0700 hours	40 dBA L ₁₀
At all times		70 dBA L _{max}

Noise levels shall be measured and assessed in accordance with NZS6801:1991 and NZS 6802:1991 or their successors.

- 9.6 **Nature and Scale of Home Occupations**

- i No more than one full-time equivalent person who permanently resides elsewhere than on the site may be employed in undertaking an activity on the site.
- ii All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles associated with an activity shall be carried out within a building.
- iii Hours of Operation – the maximum total number of hours the site shall be open to visitors, clients or deliveries shall be 50 hours per week. All activities associated with the home occupation or non-residential use of the site shall be restricted to within the following hours:
 - 0700 – 2000 Monday to Friday; and
 - 0800 – 2000 Saturday, Sunday and Public Holidays

except: where the activity is carried out entirely within a building; and where each person involved in the activity resides permanently on the site.

9.7 **Aircraft** – No activity shall involve the take-off or landing of aircraft, other than for emergency services landing and rescues, or civil defence purposes.

9.8 **Vegetation Clearance** – Clearance of indigenous shrubland shall be limited to those areas required for the establishment and occupation of buildings, access and services.

10. **Assessment Matters**

In considering whether or not to grant consent or impose conditions the Council shall have regard to, but not be limited by, the appropriate assessment matters in the Rural Zone or Residential Zone rules.