

Definitions Nesting Table

The following table sets out where any term defined in the Definitions Chapter is a subset of another definition. Where any rule lists a primary activity set out in the table below, the rule applies to all of the subset activities, unless any subset activity is otherwise specified in the rule framework for that chapter.

Primary Activity	Subset Activities	Subset Activities
boundary	internal boundary road boundary side boundary	
commercial activity	commercial visitor accommodation	
	retail activity	food and beverage outlet service station trade-based retail yard-based retail
	home business	
community facilities	emergency service facilities	
industrial activity	heavy industrial activity	
residential unit	minor residential unit	

Definitions

Notes —

*Terms marked with an * above are terms used in proposed PC25 that are from the Operative Plan, and while no amendments are proposed to the term, it is within the scope of PC25.*

*Terms marked with an ** above are terms used in proposed PC25 that are from the Operative Plan, but which are proposed through PC25 to be amended.*

Terms marked with a ^ above are also included in PC23, PC24, PC26 and/or PC27. Any submissions made on the definition as it relates to this plan change will be also considered to be within the scope of that same definition on each other plan change that includes this definition. This is to preferably have a consistent defined term across the relevant plan changes.

Pink Highlight = The application of these terms is limited to the residential, commercial and mixed use and general industrial zones. Note however, that Plan Changes 23, 24, 25, 26 and 27 propose to extend the application of these terms to those chapters introduced through these plan changes, where the terms are used in those chapters.

Term	Definition
access	means that area of land over which a site or allotment obtains legal vehicular and/or pedestrian access to a legal road. This land

	may include an access leg, a private way, common land as defined on a cross-lease or company-lease; or common property as defined in Section 2 of the Unit Titles Act 1972.
amenity values	has the same meaning as in section 218 of the RMA (as set out below) <i>those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.</i> (National Planning Standard definition)
accessory building	means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit. (National Planning Standard definition)

allotment**	<p>has the same meaning as in section 218 of the RMA (as set out below)</p> <p>2. <i>In this Act, the term allotment means—</i></p> <ul style="list-style-type: none"> a. <i>any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</i> <ul style="list-style-type: none"> i. <i>the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</i> ii. <i>a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</i> b. <i>any parcel of land or building or part of a building that is shown or identified separately—</i> <ul style="list-style-type: none"> i. <i>on a survey plan; or</i> ii. <i>on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</i> c. <i>any unit on a unit plan; or</i> d. <i>any parcel of land not subject to the Land Transfer Act 2017.</i> <p>3. <i>For the purposes of subsection (2), an allotment that is—</i></p> <ul style="list-style-type: none"> a. <i>subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</i> b. <i>not subject to that Act and was acquired by its owner under 1 instrument of conveyance—</i> <i>shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</i> <p>4. <i>For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is</i></p>
-------------	---

	<p><i>deemed to be an allotment.</i></p> <p>(National Planning Standard definition)</p>
ancillary activity	<p>means an activity that supports and is subsidiary to a primary activity.</p> <p>(National Planning Standard definition)</p>
ancillary structure	<p>means any:</p> <ol style="list-style-type: none"> boundary fence less than 2m in height; decking less than 1m in height; free standing mailboxes; washing lines; raised garden beds; and other small decorative structures less than 1m² in gross floor area and 2m in height.
bed	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means -</i></p> <p><i>(a) in relation to any river -</i></p> <p><i>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;</i></p> <p><i>(ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</i></p> <p><i>(b) in relation to any lake, except a lake controlled by artificial means -</i></p> <p><i>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin:</i></p> <p><i>(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margins; and</i></p> <p><i>(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</i></p> <p><i>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</i></p> <p>(National Planning Standard definition)</p>
bore	<p>means any hole drilled or constructed in the ground that is used to:</p> <ol style="list-style-type: none"> investigate or monitor conditions below the ground surface; or abstract gaseous or liquid substances from the ground; or discharge gaseous or liquid substances into the ground; <p>but it excludes test pits, trenches, soak holes and soakage pits.</p> <p>(National Planning Standard definition)</p>
boundary	<p>Means any boundary of the net area of a site and includes any road boundary, side or internal boundary. Site boundary shall</p>

	have the same meaning as boundary.
building	means a temporary or permanent movable or immovable physical construction that is: <ol style="list-style-type: none"> partially or fully roofed; and fixed or located on or in land. but excludes any motorised vehicle or other mode of transport that could be moved under its own power. (National Planning Standard definition)
building coverage	means the percentage of the net site area covered by the building footprint. (National Planning Standard definition)
building footprint	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. (National Planning Standard definition)
commercial activity	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). (National Planning Standard definition)
commercial forest or commercial forestry^	has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below) <i>means exotic continuous-cover forestry or plantation forestry.</i>
contaminant^	has the same meaning as in section 2 of the RMA (as set out below) <i>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</i> <ol style="list-style-type: none"> when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged. (National Planning Standard definition)
discharge^	has the same meaning as in section 2 of the RMA (as set out below) <i>includes emit, deposit, and allow to escape.</i> (National Planning Standard definition)
drinking water^	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil

	washing, and oral or other personal hygiene. (National Planning Standard definition)
earthworks^	means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts. (National Planning Standard definition)
commercial visitor accommodation	means land and buildings used for any form of visitor accommodation that is not defined as residential visitor accommodation, including: <ul style="list-style-type: none"> a. backpackers; b. camping grounds; c. hostels; d. hotels; e. motels; f. motor inns; and g. tourist lodges.
community corrections activity	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
community facility	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. (National Planning Standard definition)
educational facility	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities. (National Planning Standard definition)
effect	has the same meaning as in section 3 of the RMA (as set out below) <i>includes —</i> <ul style="list-style-type: none"> (a) any positive or adverse effect; and (b) any temporary or permanent effect; and (c) any past, present, or future effect; and (d) any cumulative effect which arises over time or in combination with other effects — regardless of the scale, intensity, duration, or frequency of the effect, and also includes — (e) any potential effect of high probability; and (f) any potential effect of low probability that has a high potential impact. (National Planning Standard definition)
emergency service facility	means those facilities of authorities which are responsible for the safety and welfare of people and property in the community and

	includes fire stations, ambulance stations and police stations.
environment	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>includes —</p> <ul style="list-style-type: none"> a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and c. amenity values; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters. <p>(National Planning Standard definition)</p>
exotic continuous-cover forest or exotic continuous-cover forestry^	<p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below)</p> <ul style="list-style-type: none"> a. <i>means a forest that is deliberately established for commercial purposes, being at least 1 ha of continuous forest cover of exotic forest species that has been planted and—</i> <ul style="list-style-type: none"> i. <i>will not be harvested or replanted; or</i> ii. <i>is intended to be used for low-intensity harvesting or replanted; and</i> b. <i>includes all associated forestry infrastructure; but</i> c. <i>does not include—</i> <ul style="list-style-type: none"> i. <i>a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or</i> ii. <i>forest species in urban areas; or</i> iii. <i>nurseries and seed orchards; or</i> iv. <i>trees grown for fruit or nuts; or</i> v. <i>Long-term ecological restoration planting of indigenous forest species; or</i> vi. <i>willows and poplars space planted for soil conservation purposes.</i>
exotic forest^	<p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below)</p> <p><i>means a forest that consists of 50% or more exotic forest species by basal area.</i></p>
food and beverage outlet	means a retail activity primarily involving the sale of food and/or beverages prepared for immediate consumption on or off the site to the general public. It includes restaurants, taverns, cafés, fast food outlets, takeaway bars, but does not include supermarkets or bottle stores.

fresh water	has the same meaning as in section 2 of the RMA (as set out below) <i>means all water except coastal water and geothermal water.</i> (National Planning Standard definition)
functional need^	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment. (National Planning Standard definition)
greywater^	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste. (National Planning Standard definition)
gross floor area	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured: a. where there are exterior walls, from the exterior faces of those exterior walls; b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor. (National Planning Standard definition)
ground level	means: a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or structure where it intersects the boundary. (National Planning Standard definition)
habitable room	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room. (National Planning Standard definition)
heavy industrial activity	means: a. Blood or offal treating b. Bone boiling or crushing c. Burning of municipal, commercial or industrial wastes d. Collection and storage of used bottles for sale e. Crematoriums f. Dag crushing g. Fellmongering h. Fish cleaning i. Fish curing

	<ul style="list-style-type: none"> j. Flax pulping k. Flock manufacturing, or teasing of textile materials for any purpose l. Gut scraping and treating m. Nightsoil collection and disposal n. Slaughtering of animals for any purpose other than human consumption o. Storage, drying, or preserving of bones, hides, hoofs, or skins p. Tallow melting q. Tanning r. Wood pulping s. Wool scouring
height	<p>means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</p> <p>(National Planning Standard definition)</p>
height in relation to boundary	<p>means the height of a structure, building or feature, relative to its distance from either the boundary of:</p> <ul style="list-style-type: none"> a. a site; or b. another specified reference point. <p>(National Planning Standard definition)</p>
home business	<p>means a commercial activity that is:</p> <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity. <p>(National Planning Standard definition)</p>
industrial activity	<p>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</p> <p>(National Planning Standard definition)</p>
industrial and trade waste [^]	<p>means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater.</p> <p>(National Planning Standard definition)</p>
intensive primary production [^]	<p>means either:</p> <ul style="list-style-type: none"> a. primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. b. primary production activities involving the keeping or rearing of livestock that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover, but excludes intensive winter grazing, where livestock are grazed on an annual forage crop at any time in the period that begins on 1 May and ends with the close of 30 September of the same year.

internal boundary	means any boundary of the net area of a site other than a road boundary and includes a side boundary.
impervious coverage	means the percentage of the net site area covered by impervious surfaces.
impervious surface	means a continuous surface of concrete, bitumen, paving or hardfill that puts a physical barrier on the surface of any part of a site, and includes gravel or other loose stone surfaces that are used for the parking and manoeuvring of vehicles.
infrastructure	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means —</i></p> <ul style="list-style-type: none"> <i>(a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy;</i> <i>(b) a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001;</i> <i>(c) a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989;</i> <i>(d) facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person—</i> <ul style="list-style-type: none"> <i>a. uses them in connection with the generation of electricity for the person's use; and</i> <i>b. does not use them to generate any electricity for supply to any other person</i> <i>(e) a water supply distribution system, including a system for irrigation;</i> <i>(f) a drainage or sewerage system;</i> <i>(g) structures for transport on land by cycleways, rail, roads, walkways, or any other means;</i> <i>(h) facilities for the loading or unloading of cargo or passengers transported on land by any means;</i> <i>(i) an airport as defined in section 2 of the Airport Authorities Act 1966;</i> <i>(j) a navigation installation as defined in section 2 of the Civil Aviation Act 1990;</i> <i>(k) facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988;</i> <i>(l) anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166</i>
lake	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means a body of fresh water which is entirely or nearly surrounded by land.</i></p> <p>(National Planning Standard definition)</p>

land	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>(a) includes land covered by water and the airspace above land; and</i></p> <p><i>(b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and</i></p> <p><i>(c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.</i></p> <p>(National Planning Standard definition)</p>
landscaping	<p>means the planting of trees, shrubs, grasses, ground cover, gardens and lawn.</p>
mining [^]	<p>has the same meaning as in section 2 of the Crown Minerals Act 1991 (as set out below)</p> <p>a. <i>means to take, win, or extract, by whatever means,</i></p> <p>i. <i>a mineral existing in its natural state in land; or</i></p> <p>ii. <i>a chemical substance from a mineral existing in its natural state in land; and</i></p> <p>b. <i>includes</i></p> <p>i. <i>the injection of petroleum into an underground gas storage facility; and</i></p> <p>ii. <i>the extraction of petroleum from an underground gas storage facility; but</i></p> <p><i>does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph (a).</i></p>
minor residential unit	<p>means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site.</p> <p>(National Planning Standard definition)</p>
natural and physical resources	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</i></p> <p>(National Planning Standard definition)</p>
natural hazard	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</i></p> <p>(National Planning Standard definition)</p>
net floor area	<p>means the sum of any gross floor area; and</p> <p>(a) includes:</p> <p>i. both freehold and leased areas; and</p>

	<ul style="list-style-type: none"> ii. any stock storage or preparation areas; but <p>(b) excludes:</p> <ul style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures. <p>(National Planning Standard definition)</p>
net site area	<p>means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. <p>(National Planning Standard definition)</p>
operational need	<p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.</p> <p>(National Planning Standard definition)</p>
outdoor living space	<p>means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</p> <p>(National Planning Standard definition)</p>
outdoor storage	<p>means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year.</p>
plantation forest or plantation forestry ^a	<p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below)</p> <p><i>means a forest deliberately established for commercial purposes, being:</i></p> <ul style="list-style-type: none"> a. <i>at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and</i> b. <i>includes all associated forestry infrastructure; but</i> c. <i>does not include:</i> <ul style="list-style-type: none"> i. <i>a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or</i> ii. <i>forest species in urban areas; or</i> iii. <i>nurseries and seed orchards; or</i> iv. <i>trees grown for fruit or nuts; or</i> v. <i>long-term ecological restoration planting of forest species; or</i>

	vi. <i>willows and poplars space planted for soil conservation purposes</i>
primary production [^]	<p>means:</p> <ul style="list-style-type: none"> a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product. <p>(National Planning Standard definition)</p>
quarry [^]	<p>means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.</p> <p>(National Planning Standard definition)</p>
quarrying activities [^]	<p>means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.</p> <p>(National Planning Standard definition)</p>
recreational activity ^{**}	<p>means the use of land, air, water and buildings for the primary purpose of recreation and entertainment but does not include commercial aviation activity <u>or commercial activities</u>.</p>
relocated building [^]	<p>includes any building that is removed from one site and relocated to another site, in whole or in parts. It excludes any new building constructed or prefabricated off-site, in whole or in parts, and transported to a site.</p>
reserve [*]	<p>means a reserve in terms of the Reserves Act 1977.</p>
residential activity	<p>means the use of land and building(s) for people's living accommodation.</p> <p>(National Planning Standard definition)</p>
residential unit	<p>means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p> <p>(National Planning Standard definition)</p>
residential visitor accommodation	<p>means the use of a residential unit for visitor accommodation including any residential unit used as a holiday home.</p>

retail activity	means a commercial activity that uses land and/or buildings for displaying or offering goods for sale or hire to the public.
retirement village	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. (National Planning Standard definition)
river	has the same meaning as in section 2 of the RMA (as set out below) means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal). (National Planning Standard definition)
road	has the same meaning as in section 2 of the RMA (as set out below) has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Rounding Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which— a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— and includes f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988: g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the

	<p>limits thereof;—</p> <p>h. but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989</p> <p>Section 2(1) of the Government Roding Powers Act 1989</p> <p>motorway definition</p> <p>motorway—</p> <p>a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</p> <p>b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</p> <p>c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.</p> <p>(National Planning Standard definition)</p>
road boundary	means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.
service station	<p>Means any site where the dominant activity is the retail sale of motor vehicle fuel (including petrol, LPG, CNG, and diesel), and may also include any one or more of the following:</p> <p>a. the sale of kerosene, alcohol based fuels, lubricating oils, tyre batteries, vehicle spare parts and other accessories normally associated with motor vehicles;</p> <p>b. mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers);</p> <p>c. warrant of fitness testing;</p> <p>d. the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories;</p> <p>e. truck stops;</p> <p>f. light engineering;</p> <p>g. carwash facilities;</p> <p>h. other retail sales subsidiary to the main use of the site.</p>
setback	Means the distance between a building and the boundary of its site. Where any building is required to be setback from any boundary, no part of that building unless specifically permitted by the Rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated by the proposed final site boundary.
sewage [^]	<p>means human excrement and urine.</p> <p>(National Planning Standard definition)</p>
side boundary	means any boundary of a site generally at right angles to a road boundary.

site	<p>means:</p> <ol style="list-style-type: none"> an area of land comprised in a single record of title under the Land Transfer Act 2017; or an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease. <p>(National Planning Standard definition)</p>
skylight	means a window set in a roof or ceiling
stormwater [^]	<p>means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within.</p> <p>(National Planning Standard definition)</p>
structure	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p> <p>(National Planning Standard definition)</p>
subdivision [^]	<p>has the same meaning as “subdivision of land” in section 218 of the RMA (as set out below)</p> <p><i>means—</i></p> <ol style="list-style-type: none"> <i>the division of an allotment—</i> <ol style="list-style-type: none"> <i>by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or</i> <i>by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</i> <i>by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or</i> <i>by the grant of a company lease or cross lease in respect of any part of the allotment; or</i> <i>by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or</i> <i>an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</i>

	(National Planning Standard definition)
trade-based retail	means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: <ol style="list-style-type: none"> automotive and/or marine suppliers; building suppliers; catering equipment suppliers; farming and agricultural suppliers; garden and landscaping suppliers; hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); industrial clothing and safety equipment suppliers; and office furniture, equipment and systems suppliers.
visitor accommodation	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities. (National Planning Standard definition).
wastewater [^]	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste. (National Planning Standard definition)
water	has the same meaning as in section 2 of the RMA (as set out below) <p><i>(a) means water in all its physical forms whether flowing or not and whether over or under the ground:</i></p> <p><i>(b) includes fresh water, coastal water, and geothermal water:</i></p> <p><i>(c) does not include water in any form while in any pipe, tank, or cistern.</i></p> (National Planning Standard definition)
waterbody	has the same meaning as in section 2 of the RMA (as set out below) <p><i>means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.</i></p> (National Planning Standard definition)
wilding conifer species [^]	means Pinus contorta (Lodgepole Pine), Pinus nigra (Corsican Pine), Pinus muricata (Bishops Pine), Pinus sylvestris (Scots Pine), Pinus mugo (Dwarf Mountain Pine), Pinus uncinata (Mountain Pine), Pinus ponderosa (Ponderosa pine), Larix decidua (European Larch), Pseudotsuga menziesii (Douglas Fir).
yard-based retail	means retail activity with the primary function of the supply of goods from a yard area and includes building supplies (DIY or Trade), garden centres, automotive and marine yards, farming and agricultural supplies and heavy machinery or plant. More than 50% of the area devoted to sales or display must be located in covered or uncovered external yard as distinct from within a

	secure and weatherproofed building where trade, business and general public customers are able to view items for sale and load, pick up or retrieve the goods, but does not include site access and parking.
--	--

Abbreviations

Abbreviations	Full terms
APP	<u>Appendix</u>
CMUZ	<u>Commercial and Mixed Use Zones</u>
CON	<u>Controlled Activity Status</u>
CRC	Canterbury Regional Council
CRPS	Canterbury Regional Policy Statement
DEV	<u>Development Area</u>
DIS	<u>Discretionary Activity Status</u>
District	Mackenzie District
District Plan	Mackenzie District Plan
GIZ	<u>General Industrial Zone</u>
LRZ	<u>Low Density Residential Zone</u>
LFRZ	<u>Large Format Retail Zone</u>
LLRZ	<u>Large Lot Residential Zone</u>
MDC	Mackenzie District Council
MRZ	<u>Medium Density Residential Zone</u>
MUZ	<u>Mixed Use Zone</u>
NC	<u>Non-Complying Activity Status</u>
NCZ	<u>Neighbourhood Centre Zone</u>
NES	National Environmental Standard
NPS	National Policy Statement
PER	<u>Permitted Activity Status</u>
PREC	<u>Precinct</u>
RDIS	<u>Restricted Discretionary Activity Status</u>
RESZ	<u>Residential Zones</u>
RLZ	<u>Rural Lifestyle Zone</u>
RMA	Resource Management Act 1991
SASM	Sites and Areas of Significance to Māori
TCZ	<u>Town Centre Zone</u>

Rural Lifestyle Zone

Introduction

The Rural Lifestyle Zone provides opportunities to live in a rural environment, while still enabling some primary production activities to occur.

The Rural Lifestyle zoned areas are located in Te Manahuna / the Mackenzie Basin close to Twizel, and areas close to Fairlie.

To reflect the different character and amenity values of the Rural Lifestyle Zone at Ōhau River, a Precinct is used to customise how development is managed in this area. Specific Control Areas are also used for areas near Fairlie to enable a higher density of development once servicing is available. A Specific Control Area applies to the Rural Lifestyle Zone north of Max Smith Drive in Twizel to provide for higher density in this location. A Specific Control Area applies to the Rural Lifestyle Zone at Lyford Lane to limit development due to constraints in this location.

For activities within the Ōhau River Precinct, the provisions of both the underlying zone and the Precinct apply. If the zone chapter and precinct provisions contain a rule or standard managing the same thing (e.g. a buildings and structures rule or a height standard), the applicable rule or standard in this Precinct applies and the equivalent rule in the underlying zone does not apply.

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

Objectives and Policies

Objectives

RLZ-01

Zone Purpose

The Rural Lifestyle Zone provides primarily for living opportunities in a rural environment and other compatible activities that support and are consistent with the character and amenity values of the zone, including small scale primary production activities.

RLZ-02

Character and Amenity Values

The Rural Lifestyle Zone is a desirable rural living environment, which:

1. contains predominantly detached residential units on large lots that provide on-site amenity;
2. does not exceed available capacities for servicing and infrastructure;
3. maintains a predominance of open space over built form; and
4. maintains the character and amenity values of rural areas.

Policies

RLZ-P1	Residential Activities
Enable residential activities at a density that is compatible with a rural living environment.	
RLZ-P2	Primary Production Activities
Provide for primary production activities that are compatible with a rural living environment.	
RLZ-P3	Compatible Activities
Provide for other activities, where: <ol style="list-style-type: none"> 1. they are ancillary to a residential or primary production activity, or are consistent with the character, amenity values and purpose of the zone; and 2. the effects of the activity including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjacent sites and the surrounding areas. 	
RLZ-P4	Other Non-Residential Activities
Avoid other activities and buildings not provided for in RLZ-P1, RLZ-P2 and RLZ-P3, unless: <ol style="list-style-type: none"> 1. any adverse effects of the activity do not compromise the character and amenity values of the surrounding area; 2. the nature, scale and intensity of the activity is compatible with the character and purpose of the zone; or 3. the activities and buildings relate to infrastructure that has a functional need or operational need to establish in the zone. 	
RLZ-P5	Adverse Effects
Manage development within the Rural Lifestyle Zone to ensure: <ol style="list-style-type: none"> 1. built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone; 2. larger lot sizes are retained in areas subject to servicing constraints, until such time as appropriate services are in place; and 3. a predominance of open space over built form is maintained. 	
RLZ-P6	Lyford Lane Specific Control Area
Restrict development in the Lyford Lane Specific Control Area 12 to ensure adverse effects on the Community Drinking Water Supply Protection Area for Twizel are avoided.	

Note for Plan Users: For certain activities, consent may be required under rules in this Chapter as well as other District-Wide Matters Chapters or Area-Specific Matters Chapters in the District Plan. Unless expressly stated otherwise, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 - How the Plan Works.

Rules

RLZ-R1	Residential Units
---------------	--------------------------

Rural Lifestyle Zone (excluding Specific Control Area 12 — Lyford Lane)	Activity Status: PER Where the activity complies with the following standards: RLZ-S1 - Density RLZ-S2 — Height RLZ-S3 — Setbacks RLZ-S4 — Coverage RLZ-S5 — Exterior Cladding of Buildings and Structures RLZ-S6 — Fencing RLZ-S7 — Outdoor Storage RLZ-S8 — Servicing — Water Supply RLZ-S9 — Servicing — Wastewater	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
Specific Control Area 12 — Lyford Lane	Activity Status: DIS Where the activity complies with the following standards: RLZ-S1 - Density RLZ-S2 — Height RLZ-S3 — Setbacks RLZ-S4 — Coverage RLZ-S5 — Exterior Cladding of Buildings and Structures RLZ-S6 — Fencing RLZ-S7 — Outdoor Storage RLZ-S8 — Servicing — Water Supply RLZ-S9 — Servicing — Wastewater	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
RLZ-R2	Minor Residential Units	
Rural Lifestyle Zone (excluding Specific Control Area 12- Lyford Lane and Ōhau River Precinct)	Activity Status: PER Where: <ol style="list-style-type: none"> 1. There is a maximum of one minor residential unit per site; 2. The maximum floor area of the minor residential unit is 65m² excluding garaging; 3. The minor residential unit does not require a separate access to a legal road; and 4. The minor residential unit is ancillary to or for the purpose of residential activity. And the activity complies with the following standards: RLZ-S2 — Height RLZ-S3 — Setbacks RLZ-S4 — Coverage	Activity status when compliance is not achieved with R2.1 to R2.4: DIS Activity status when compliance with other standard(s) is not achieved: Refer to relevant standard(s).

	RLZ-S5 — Exterior Cladding of Buildings and Structures RLZ-S6 — Fencing RLZ-S7 — Outdoor Storage RLZ-S8 — Servicing — Water Supply RLZ-S9 — Servicing — Wastewater	
Specific Control Area 12 - Lyford Lane	Activity Status: NC	
RLZ-R3	Extensions to Existing Buildings	
Specific Control Area 12 - Lyford Lane	Activity Status: PER Where: 1. The extension does not require any change to the existing wastewater system.	Activity status when compliance is not achieved with R3.1: NC
RLZ-R4	Buildings and Structures Not Otherwise Listed	
Rural Lifestyle Zone	Activity Status: PER Where the activity complies with the following standards: RLZ-S2 — Height RLZ-S3 — Setbacks RLZ-S4 — Coverage RLZ-S5 — Exterior Cladding of Buildings and Structures RLZ-S6 — Fencing RLZ-S7 — Outdoor Storage RLZ-S8 — Servicing — Water Supply RLZ-S9 — Servicing — Wastewater	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
Specific Control Area 12 - Lyford Lane	Activity Status: NC	
RLZ-R5	Residential Activity	
Rural Lifestyle Zone	Activity Status: PER	
RLZ-R6	Primary Production	
Rural Lifestyle Zone	Activity Status: PER Where: 1. The activity is not intensive	Activity status when compliance is not achieved with R6.1: NC Activity status when compliance

	<p>primary production, mining, quarrying activities or commercial forestry.</p> <p>And where the activity complies with the following standards: RLZ-S6 — Fencing RLZ-S7 — Outdoor Storage RLZ-S8 — Servicing — Water Supply RLZ-S9 — Servicing — Wastewater</p>	<p>with standard(s) is not achieved: Refer to relevant standard(s).</p>
RLZ-R7	Residential Visitor Accommodation	
Rural Lifestyle Zone (excluding Specific Control Area 12 - Lyford Lane)	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit; and 2. The maximum occupancy of the unit used for residential visitor accommodation does not exceed six guests per night. 	<p>Activity status when compliance is not achieved with R7.1: DIS</p> <p>Activity status when compliance is not achieved with R7.2: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 3. The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The suitability of the location, design and layout of the site. b. The adequacy of infrastructure to service the activity. c. The safe and efficient operation of the road network, and suitability of onsite loading, manoeuvring and access. d. The adequacy of any mitigation measures. e. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent General Rural and/or Rural Lifestyle zoned land. <p>Activity status when compliance is not achieved with R7.3: DIS</p>
Specific Control Area 12 - Lyford Lane	Activity Status: NC	

RLZ-R8	Home Business	
Rural Lifestyle Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The home business is undertaken within a residential unit and is ancillary to a residential activity on the same site; 2. A maximum of one non-resident staff member shall be employed in undertaking the activity; 3. The hours of operation that the home business is open to visitors, clients and/or deliveries shall be limited to 7:00am to 8:00pm; and 4. Retail activities shall be limited to the sale of produce grown on site, handmade crafts manufactured on site and any goods associated with a professional service. 	Activity status when compliance is not achieved with R8.1 to R8.4: DIS
RLZ-R9	Recreational Activities	
Rural Lifestyle Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The activity is not a motorised recreational activity. 	Activity status when compliance is not achieved with R9.1: DIS
RLZ-R10	Educational Facility	
Rural Lifestyle Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The education activity is undertaken within a residential building and is ancillary to a residential activity. 2. The maximum number of children in attendance at any one time is six, excluding any children who live on site. 	Activity status when compliance is not achieved with R10.1 and R10.2: DIS
RLZ-R11	Relocated Buildings and Shipping Containers	
Rural Lifestyle Zone	Activity Status: DIS	
RLZ-R12	Use of an Aircraft	

Rural Lifestyle Zone	Activity Status: DIS Where: <ol style="list-style-type: none"> 1. The activity involves the take-off or landing of aircraft, other than for emergency services landing and rescues, or civil defence purposes. Advice note: <i>the use of an aircraft for emergency services landing and rescues, or civil defence purposes are exempt from this rule.</i>	
-----------------------------	--	--

RLZ-R13	Activities Not Otherwise Listed
----------------	--

Rural Lifestyle Zone	Activity Status: DIS	
-----------------------------	-----------------------------	--

RLZ-R14	Industrial Activities
----------------	------------------------------

Rural Lifestyle Zone	Activity Status: NC	
-----------------------------	----------------------------	--

RLZ-R15	Planting of any Wilding Conifer Species
----------------	--

Rural Lifestyle Zone	Activity Status: PR	
-----------------------------	----------------------------	--

Standards

RLZ-S1	Density	Activity status where compliance not achieved:
---------------	----------------	---

Rural Lifestyle Zone (excluding the Ōhau River Precinct)	<ol style="list-style-type: none"> 1. The minimum site area per residential unit is: <ol style="list-style-type: none"> a. 4 hectares; or b. one residential unit per existing site as at 4 November 2023 of less than 4 hectares where: <ol style="list-style-type: none"> i. connected to a reticulated wastewater system; or ii. an on-site wastewater treatment and disposal system, authorised by Canterbury Regional Council by way of a rule in a regional plan or a resource consent, is 	DIS
---	---	------------

	provided.	
Specific Control Area 9 - Nixons Road	2. Where reticulated water supply and wastewater disposal services are available, the minimum site area per residential unit is 1 hectare; 3. Where reticulated water supply and wastewater disposal services are not available, the minimum site area per residential unit is 4 hectares.	DIS
Specific Control Area10 — Clayton Road	4. Where reticulated water supply and wastewater disposal services are available, the minimum site area per residential unit is 2 hectares; 5. Where reticulated water supply and wastewater disposal services are not available, the minimum site area per residential unit is 4 hectares.	DIS
Specific Control Area 11 — Max Smith Drive	6. Where reticulated water supply and wastewater disposal services are available, the minimum site area per residential unit is 1 hectares; 7. Where reticulated water supply and wastewater disposal services are not available, the minimum site area per residential unit is 4 hectares.	DIS
Specific Control Area 12- Lyford Lane	8. One residential unit per existing site as at 4 November 2023. Advice Note: also refer to RLZ- S9.2 below.	NC
RLZ-S2	Height	Activity status where compliance not achieved:
Rural Lifestyle Zone	1. The maximum height of any building or structure shall not exceed 8m above ground level.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The location, design, scale and appearance of the building or structure. Adverse effects on rural character

		<p>values and the predominance of open space.</p> <p>c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.</p> <p>d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.</p>
RLZ-S3	Setbacks	Activity status where compliance not achieved:
Rural Lifestyle Zone	<ol style="list-style-type: none"> Any building or structure shall be setback a minimum of 20m from any road boundary, shared access or reserve. All residential units and buildings housing animals shall be setback a minimum of 20m from internal boundaries. All buildings and structures not otherwise specified shall be setback a minimum of 10m from internal boundaries. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The location, design, scale and appearance of the building or structure. For road boundaries, adverse effects on rural character values and the predominance of open space. For internal boundaries, the extent of adverse effects on privacy, outlook, shading and other amenity values for the adjoining property. The adequacy of any mitigation measures.
RLZ-S4	Coverage	Activity status where compliance not achieved:
Rural Lifestyle Zone	<ol style="list-style-type: none"> The maximum building coverage of any site shall not exceed 700m². 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The location, design and appearance of buildings on the site. The visual impact of the built form on rural character values and the predominance of open space. The extent and quality of any landscaping proposed to soften the built form. The adequacy of any mitigation

		measures.
RLZ-S5	Exterior Cladding of Buildings and Structures	Activity status where compliance not achieved:
Rural Lifestyle Zone	1. All exterior cladding shall be in the range of browns, greens, grey or black, with a light reflectivity value between 5% and 35%.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The location, design and appearance of buildings on the site; The visual impacts of the building on rural character values; The adequacy of mitigation measures.
RLZ-S6	Fencing	Activity status where compliance not achieved:
Rural Lifestyle Zone (excluding Ōhau River Precinct)	1. All fences shall be: <ol style="list-style-type: none"> post and wire; post and rail; or stone walls up to 1.2m in height; unless otherwise provided for pest animal control.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The design, scale, and appearance of the fence. Adverse visual effects of the fencing on the rural character values of neighbouring sites and the surrounding environment. The adequacy of any mitigation measures.
RLZ-S7	Outdoor Storage	Activity status where compliance not achieved:
Rural Lifestyle Zone	1. Outdoor storage shall not be visible beyond the boundary of the site.	DIS
RLZ-S8	Servicing — Water Supply	Activity status where compliance not achieved:
Rural Lifestyle	1. All residential units and buildings	RDIS

Zone	<p>requiring water supply (which are not connected to Council's reticulated water network) are:</p> <ol style="list-style-type: none"> to be provided with a bore which can supply a minimum of 1,000 litres of drinking water per day; or to maintain a minimum of 35,000 litres of drinking water at all times, where the supply and / or storage of the water complies with the Building Act 2004; and to maintain a fire fighting reserve of water of a capacity sufficient to meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008), or shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The adequacy of alternative servicing solutions to supply a minimum of 1000 litres of water per day or the availability of sufficient water, including the use of rainwater collection and storage. Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties. Any environmental effects arising from the alternative water supply method.
RLZ-S9	Servicing — Wastewater	Activity status where compliance not achieved:
Rural Lifestyle Zone	<ol style="list-style-type: none"> All residential units and buildings which are not connected to a reticulated sewer network, but which require the discharge of wastewater shall be provided with an on-site wastewater treatment and disposal system, authorised by Canterbury Regional Council by way of a rule in a regional plan or a resource consent. 	DIS
Specific Control Area 12 - Lyford Lane	<ol style="list-style-type: none"> All residential units and buildings requiring wastewater discharge shall be connected to a reticulated wastewater disposal network. 	NC

Ōhau River Precinct

This Precinct sits on the north side of the Ōhau River close to Lake Ōhau. To protect the amenity and landscape values of this area and protect development from hazards associated with the operation of the Waitaki Hydro Electricity Power Scheme, development is limited to a maximum number of allotments and residential units. Any development in the precinct is required to nestle into the landscape and be of a low-key rural character. To achieve a demonstrable environmental advantage, rural residential development in this Precinct can only proceed if it is in accordance an approved vegetation Management Plan which requires management of pest plants and wilding conifer species and maintenance of the arboretum. Areas within the Precinct adjoining the Ōhau River are subject to river flooding and there is potential for inundation of land adjoining the Ōhau Hydro Canal should it breach. A further hazard risk exists with the ongoing bank erosion created by the Ōhau River where the site narrows. To protect buildings from these hazards they are to be located outside the identified No—Build Area Overlay.

Objective

PREC4-O1 Ōhau River Precinct

Limited rural lifestyle development which is sensitive to the natural values of the area including the Ōhau River, avoids development in hazard areas, provides for maintenance and access to the Ōhau Hydro Canal and achieves on going elimination of pest plants on the eastern block.

Note “Natural values” is referring to landscape values and biodiversity values and includes those associated with the arboretum and removal of pest plants and wilding conifer species.

Policy

PREC4-P1 Ōhau River Precinct

1. To retain the natural values of the Ōhau River and its environs by providing for up to 50 allotments and residential units only on the terrace of the western block set back from the river (outside of the No Build Area);
2. To set buildings back 100m from the Ōhau Hydro Canal to enable maintenance of the canal;
3. To manage the eastern half of the Precinct to prevent residential development and control pest plants, including wilding conifer species;
4. To manage the arboretum for a term of 50 years so as to maintain the exotic trees in good condition and for sustainable production of firewood (and/or timber);
5. To impose obligations on residential landowners (by way of covenants and /or consent notices) to comply with policies 3 and 4 above; and
6. To maintain physical access to the margins of the Ōhau River and on the formed terrace edge above the river.

Rules

PREC4-R1 Residential Units

Ōhau River Precinct	Activity Status: CON	Activity status when compliance is not achieved with PREC4 - R1.1:
---------------------	----------------------	--

	<p>Where:</p> <ol style="list-style-type: none"> Buildings are within building platforms shown on an approved subdivision plan. <p>And where the activity complies with the following standards:</p> <p>RLZ-S2 — Height RLZ-S3 — Setbacks RLZ-S4 — Coverage RLZ-S7 — Outdoor Storage RLZ-S8 — Servicing — Water Supply RLZ-S9 — Servicing — Wastewater PREC4 — S1 — Density PREC4 — S2 — Vegetation Management Plan</p> <p>PREC4-MC1 - Matters of control are restricted to:</p> <ol style="list-style-type: none"> External appearance of buildings, including the bulk and shape of the building, roof pitches materials of construction and colour of exterior walls; Landscaping; Provision of water supply, stormwater and wastewater treatment and disposal, electricity and telecommunications services. 	NC
PREC4-R2	Buildings and Structures Not Otherwise Listed	
Ōhau River Precinct	Activity Status: NC	
PREC4-R3	Vegetation Clearance	
Ōhau River Precinct	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> Clearance of indigenous vegetation is limited to those areas required for the establishment and occupation of buildings, access and services. Vegetation clearance shall not include clearance of the arboretum plantings. All vegetation clearance shall comply with the Vegetation Management Plan approved as part of the subdivision consent for 	<p>Activity status when compliance is not achieved with PREC4 — R3.1 — R3.3: DIS</p>

	the Precinct.	
	Advice Note: <ol style="list-style-type: none"> The clearance of indigenous vegetation that is permitted by PREC4-R3 is not subject to the rules in the Ecosystems and Indigenous Biodiversity Chapter. Where PREC4-R3 does not apply, the provisions in Ecosystems and Indigenous Biodiversity Chapter apply. 	

PREC4-R4	Fencing
-----------------	----------------

Ōhau River Precinct	Activity Status: PER Where: <ol style="list-style-type: none"> All fences shall be post and wire unless otherwise provided for pest animal control within the approved Vegetation Management Plan. No fences shall impede access to publicly accessible places. 	Activity status when compliance is not achieved with PREC4 — R4.1 — R4.2: DIS
----------------------------	--	--

PREC4-R5	Activities Not Otherwise Listed
-----------------	--

Ōhau River Precinct	Activity Status: DIS	
----------------------------	-----------------------------	--

Standards

PREC4-S1	Density
-----------------	----------------

Ōhau River Precinct	<ol style="list-style-type: none"> No more than 50 residential units shall be established within the Precinct. 	NC
----------------------------	---	-----------

PREC4-S2	Vegetation Management Plan
-----------------	-----------------------------------

Ōhau River Precinct	<ol style="list-style-type: none"> Any development, including any building, earthworks and/or planting, and indigenous vegetation clearance shall be in accordance with the approved Vegetation Management Plan. 	NC
----------------------------	---	-----------