

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. Other activities that rely on the natural resources found only in a rural location may be appropriate in the Rural Lifestyle Zone in limited circumstances.¹

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-O1	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-O2	Character and Amenity Values
<p>The Rural Lifestyle Zone is a desirable rural living environment, which:</p> <ol style="list-style-type: none"> 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

¹ MoE (17.01) and Meridian (19.05).

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
<p>Provide for other activities, where:</p> <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
<p>Avoid other activities and buildings not provided for in RLZ-P1, RLZ-P2 and RLZ-P3, unless:</p> <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 has² <u>have</u> a functional need or operational need to establish in the zone. 	
RLZ-P5	Adverse Effects
<p>Manage development within the Rural Lifestyle Zone to ensure:</p> <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; <u>and</u> 4. <u>reverse sensitivity effects on primary production activities, renewable electricity generation activities and regionally significant infrastructure are minimised.</u>³ 	
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.*

² Relates to PC26 - Clause 10(2)(b) relating to Telcos (2.03), Transpower (7.10), Simpson Family (9.01).

³ NZDF (28.01) and Genesis (18.06).

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 <u>RLZ-S10 - Airport Height Restrictions⁴</u>	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 <u>RLZ-S10 - Airport Height Restrictions⁵</u>	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	Activity Status: PER Where:	Activity status when compliance is not achieved with R2.1 to R2.4: DIS

⁴ NZDF (28.03).

⁵ NZDF (28.03).

Area 12- Lyford Lane and Ōhau River Precinct)	<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. <p>And 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 <u>RLZ-S10 - Airport Height Restrictions</u>⁶</p>	Activity status when compliance with other standard(s) is not achieved: Refer to relevant standard(s).
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: <ol style="list-style-type: none"> 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	

⁶ NZDF (28.03).

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 <u>RLZ-S10 - Airport Height Restrictions⁷</u>	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: <ol style="list-style-type: none"> The activity is not intensive primary production, mining, quarrying activities or commercial forestry. 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 <u>RLZ-S10 - Airport Height Restrictions⁸</u>	Activity status when compliance is not achieved with R6.1: NC Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

⁷ NZDF (28.03).

⁸ NZDF (28.03).

RLZ-R7	Residential Visitor Accommodation	
Rural Lifestyle Zone (excluding Specific Control Area 12 - Lyford Lane)	Activity Status: PER Where: <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. 	Activity status when compliance is not achieved with R7.1: DIS Activity status when compliance is not achieved with R7.2: RDIS Where: <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. Matters of discretion are restricted to: <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. b. 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. Activity status when compliance is not achieved with R7.3: DIS
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 	Activity status when compliance is not achieved with R8.1 to R8.4: DIS

	<p>unit and is ancillary to a residential activity on the same site;</p> <p>2. A maximum of one non-resident <u>full time equivalent</u>⁹ staff member shall be employed in undertaking the activity;</p> <p>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</p> <p>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.</p>	
RLZ-R9	Recreational Activities	
Rural Lifestyle Zone	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The activity is not a motorised recreational activity.</p>	Activity status when compliance is not achieved with R9.1: DIS
RLZ-R10	Educational Facility	
Rural Lifestyle Zone	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The education activity is undertaken within a residential building and is ancillary to a residential activity.</p> <p>2. The maximum number of children in attendance at any one time is six, excluding any children who live on site.</p>	<p>Activity status when compliance is not achieved with R10.1 and R10.2: <u>RD</u>IS</p> <p><u>Matters of discretion are restricted to:</u></p> <p>a. <u>The location, design and appearance of buildings on the site and adverse effects on rural character values and the predominance of open space.</u></p> <p>b. <u>The adequacy of infrastructure to service the activity.</u></p> <p>c. <u>The traffic impacts including the provision of adequate onsite parking.</u></p>

⁹ Fed Farmers (13.02).

		<p>d. <u>Effects on amenity values of adjoining sites containing residential activities, including noise.</u></p> <p>e. <u>Whether there is a functional or operational need to establish in the zone.</u></p> <p>f. <u>The adequacy of any mitigation measures.</u>¹⁰</p>
<u>RLZ-RX</u>	<u>Relocated Buildings</u> ¹¹	
<u>Rural Lifestyle Zone</u>	<p><u>Activity Status: PER</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>Any relocated building used as a residential unit must be designed and built for that purpose.</u> 2. <u>A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works will be completed within a 12 month period from the date from the relocated building being moved to the site.</u> 3. <u>The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site.</u> 4. <u>All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated residential unit shall be completed within 12 months of the building being moved to the site. Without limiting 3 above,</u> 	<p><u>Activity status when compliance is not achieved with RX.1 to RX.4: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> a. <u>The proposed timetable for completion of the work required to reinstate the exterior of the residential unit and connections to services.</u> b. <u>Landscaping in the vicinity of the relocated residential unit to assist reinstatement.</u> c. <u>The adequacy of any mitigation measures.</u> <p><u>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</u></p>

¹⁰ MoE (17.04).

¹¹ HHNZL (25.05 and 25.06).

	<p><u>reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</u></p> <p><u>Where the activity complies with the following standards:</u></p> <p><u>RLZ-S1 - Density</u> <u>RLZ-S2 – Height</u> <u>RLZ-S3 – Setbacks</u> <u>RLZ-S4 – Coverage</u> <u>RLZ-S5 – Exterior Cladding of Buildings and Structures</u> <u>RLZ-S6 – Fencing</u> <u>RLZ-S7 – Outdoor Storage</u> <u>RLZ-S8 – Servicing – Water Supply</u> <u>RLZ-S9 – Servicing – Wastewater</u> <u>RLZ-S10 - Airport Height Restrictions¹²</u></p>	
RLZ-R11	Relocated Buildings and¹³ Shipping Containers	
Rural Lifestyle Zone	Activity Status: DIS	
RLZ-R12	Use of an Aircraft	
Rural Lifestyle Zone	<p>Activity Status: DIS</p> <p>Where:</p> <p>1. The activity involves the take-off or landing of aircraft, other than for emergency services landing and rescues, or civil defence purposes.</p> <p>Advice note: <i>the use of an aircraft for emergency services landing and rescues, or civil defence purposes are exempt from this rule.</i></p>	
RLZ-R13	Activities Not Otherwise Listed	

¹² NZDF (28.03).

¹³ HHNZL (25.05 and 25.06).

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"> The minimum site area per residential unit is: <ol style="list-style-type: none"> 4 hectares; or one residential unit per existing site as at 4 November 2023 of less than 4 hectares where: <ol style="list-style-type: none"> connected to a reticulated wastewater system; or 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 provided. 	DIS
Specific Control Area 9 - Nixons Road	<ol style="list-style-type: none"> Where reticulated water supply and wastewater disposal services are available, the minimum site area per residential unit is 1 hectare; (a) Where reticulated water supply and wastewater disposal 	DIS

	<p>services are not available, the minimum site area per residential unit is 4 hectares; <u>or</u></p> <p><u>(b) one residential unit per existing site of less than 4 hectares as at 4 November 2023 where 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 provided.</u>¹⁴</p>	
Specific Control Area 10 – Clayton Road	<p>4. Where reticulated water supply and wastewater disposal services are available, the minimum site area per residential unit is 2 hectares;</p> <p>5. Where reticulated water supply and wastewater disposal services are not available, the minimum site area per residential unit is 4 hectares.</p>	DIS
Specific Control Area 11 – Max Smith Drive	<p>6. Where reticulated water supply and wastewater disposal services are available, the minimum site area per residential unit is 1 hectares;</p> <p>7. Where reticulated water supply and wastewater disposal services are not available, the minimum site area per residential unit is 4 hectares.</p>	DIS
Specific Control Area 12- Lyford Lane	<p>8. One residential unit per existing site as at 4 November 2023.</p> <p>Advice Note: also refer to RLZ- S9.2 below.</p>	NC
RLZ-S2	Height	Activity Status where compliance not achieved:

¹⁴ Liz Mills (26.01).

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 values and the predominance of open space. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
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. 	RDIS Matters of discretion are restricted to: <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	1. The maximum building coverage of any site shall not exceed 700m ² .	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 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.

		c. The adequacy of any mitigation measures.
RLZ-S7	Outdoor Storage	Activity Status where compliance not achieved:
Rural Lifestyle Zone	1. Outdoor storage, <u>excluding stock feed, grain silos, water tanks and farm machinery</u> ¹⁵ , shall not be visible beyond the boundary of the site.	DIS
RLZ-S8	Servicing – Water Supply	Activity Status where compliance not achieved:
Rural Lifestyle Zone	<p>1. All residential units and buildings requiring water supply (which are not connected to Council's reticulated water network) are:</p> <ul style="list-style-type: none"> a. to be provided with a bore which can supply a minimum of 1,000 litres of drinking water per day; or b. to maintain a minimum of 350,000 litres¹⁶ of drinking water at all times, where the supply and / or storage of the water complies with the Building Act 2004; and c. 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>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. 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. b. Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties. c. Any environmental effects arising from the alternative water supply method.

¹⁵ Fed Farmers (13.03).

¹⁶ MLF (23.03).

RLZ-S9	Servicing – Wastewater	Activity Status where compliance not achieved:
Rural Lifestyle Zone	1. All residential units and buildings which are not connected to a reticulated wastewater 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	2. All residential units and buildings requiring wastewater discharge shall be connected to a reticulated wastewater disposal network.	NC
<u>RLZ-S10¹⁷</u>	<u>Airport Height Restrictions</u>	
<u>Rural Lifestyle Zone where located within a Flight Protection Area</u>	1. <u>No building, structure, or trees shall intrude in identified approach surfaces, horizontal surfaces and the surrounding conical or transitional surfaces from existing airports as shown in GRUZ-SCHED1.</u>	<u>NC</u>

Ōhau River Precinct

This Precinct sits on the north side of the Ōhau River close to Lake Ōhau. The precinct area contains indigenous biodiversity values, including indigenous flora and fauna habitat, and is close to populations of Black-fronted terns and Lakes skinks.¹⁸ 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 needs to retain these biodiversity, amenity and landscape values and¹⁹ 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

¹⁷ NZDF (28.03).

¹⁸ DOC (6.03).

¹⁹ DOC (6.03).

can only proceed if it is in accordance an approved ~~Vegetation~~²⁰ Management Plan which requires management of pest plants and wilding conifer species ~~and maintenance of the arboretum~~²¹. 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
<p>Limited rural lifestyle development which is sensitive to the natural values of the area including the Ōhau River <u>and the wider environment</u>²², 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.</p> <p>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.</p>	
Policy	
PREC4-P1	Ōhau River Precinct
<ol style="list-style-type: none"> 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
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²⁰ Clause 16(2), Schedule 1 of the RMA.

²¹ DOC (6.03).

²² DOC (6.04).

Ōhau River Precinct	<p>Activity Status: CON</p> <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, <u>fire fighting water supply</u>²³, stormwater and wastewater treatment and disposal, electricity and telecommunications services. 	<p>Activity status when compliance is not achieved with PREC4 - R1.1:</p> <p>NC</p>
PREC4-R2	Buildings and Structures Not Otherwise Listed	
Ōhau River Precinct	Activity Status: NC	
PREC4-R3	Vegetation Clearance ²⁴	
Ōhau River Precinct	<p>Activity Status: PER</p> <p>Where:</p>	<p>Activity status when compliance is not achieved with PREC4 – R3.1 – R3.3: DIS</p>

²³ FENZ (3.09).

²⁴ DOC (6.06).

	<p>1. Clearance of indigenous vegetation is limited to those areas required for the establishment and occupation of buildings, access and services.</p> <p>2. Vegetation clearance shall not include clearance of the arboretum plantings.</p> <p>3. All vegetation clearance shall comply with the Vegetation Management Plan approved as part of the subdivision consent for the Precinct.</p> <p>Advice Note:-</p> <p>a. The clearance of indigenous vegetation that is permitted by PREC4 R3 is not subject to the rules in the Ecosystems and Indigenous Biodiversity Chapter.</p> <p>b. Where PREC4 R3 does not apply, the provisions in Ecosystems and Indigenous Biodiversity Chapter apply.</p>	
PREC4-R4	Fencing	
Ōhau River Precinct	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All fences shall be post and wire unless otherwise provided for pest animal control within the approved Vegetation Management Plan. 2. No fences shall impede access to publicly accessible places. 	<p>Activity status when compliance is not achieved with PREC4 – R4.1 – R4.2: DIS</p>
PREC4-R5	Activities Not Otherwise Listed	
Ōhau River Precinct	Activity Status: DIS	

Standards

PREC4-S1	Density
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Ōhau River Precinct	1. No more than 50 residential units shall be established within the Precinct.	NC
PREC4-S2	Vegetation Management Plan	
Ōhau River Precinct	<p>1. Any development, including any building, earthworks and/or planting, and indigenous vegetation clearance shall be in accordance with the approved Vegetation Management Plan.</p> <p><u>Advice note: the provisions in Ecosystems and Indigenous Biodiversity Chapter apply to the clearance of indigenous vegetation.</u>²⁵</p>	NC

²⁵ DOC (6.06).