RURAL LIFESTYLE ZONE – RLZ

Overview ~~and Purpose~~

The purpose of the Rural Lifestyle Zone is to provide for rural lifestyle living opportunities and ensure the General Rural Zone is able to continue to function as a productive working zone that is not compromised by ad hoc or sporadic *subdivision* and rural lifestyle activities.

The Rural Lifestyle Zone is generally located on the fringe of urban settlements. Some parts of the zone reflect historical *subdivision* patterns, while other parts have been identified as suitable to transition to rural lifestyle living.

The Rural Lifestyle Zone facilitates the aspirations of those wish to live there, within a setting that retains the overall rural character, while ensuring that ~~sustainable~~ *primary production* activities are not compromised. This ~~That~~ requires the identification of specific areas for rural lifestyle development having regard to the character and values of those areas. [1]

General *residential* living at urban densities, stand-alone *retail activities* and *industrial activities* are not provided for or anticipated in the Zone as they can reduce rural *residentia*l character and amenity, lead to *reverse sensitivity* and cumulative *effects*, and undermine the purpose of the *Residential*, Commercial and Mixed Use Zones. Activities that are complementary to rural lifestyle living, such as *agriculture, pastoral and horticulture activities* and *home ~~occupations~~ businesses* are provided for in the Zone, at a scale appropriate to protect amenity and character values of the Zone.

Hokonui Hills Rural Lifestyle Precinct (PREC~~11~~10)

The Hokonui Hills Rural Lifestyle Precinct (PREC~~11~~10) is located on the slopes of the Hokonui Hills. The landscape values of the Precinct area are:

- Naturalness (natural elements such as landforms, or naturalistic patterns of vegetation, are more visually dominant than 'built' elements such as *buildings* or lineal shelter / *woodlot* plantings);
- Openness / spaciousness (provides for views into and through the area toward the Hokonui Hills);
- Landscape coherence (patterns of land use reinforce underlying natural patterns, for example landform); and
- Rural character (~~a large scale to the~~ open landscape, where natural elements dominate, and presence of rural *land* uses).

The Precinct sits within the wider landscape setting of the Hokonui Hills Outstanding Natural Landscape, and the Croydon Bush Scenic Reserve, which also have landscape and biodiversity values. The purpose of PREC~~11~~10 is to enable rural lifestyle living opportunities, while managing the nature and scale of development such that the landscape values of the precinct and wider area are protected.

This chapter contains objectives, policies, and rules which apply specifically to the Hokonui Hills Rural Lifestyle Precinct in addition to the provisions of the underlying Rural Lifestyle Zone. Where there is any conflict between the provisions the Precinct provisions must ~~shall~~ prevail.

[1] Decision 17, paragraph 3.1.2

McNab Development Area (DEV3)[2]

A Development Area has been provided on *land* at McNab on the northern side of State Highway 1 and with *access* from McKinnon Road. This contains a range of Zones, including Rural Lifestyle. The purpose of the Development Area is to facilitate the coordinated, integrated and holistic development of a range of rural lifestyle, light *industrial*, rural *industry* and *Māori* purpose activities while having regard to potential cross boundary adverse *effects* between the different Zones and impacts of the *transport network*. The provisions within the Development Area Chapter apply in addition to the Zone rules.

Objectives

RLZ-O1 The Rural Lifestyle Zone primarily provides for residential activities and compatible rural activities on larger lots within *rural environments*, zoned for such use.

RLZ-O2 [3]The character and qualities of the Rural Lifestyle Zone comprise; ~~residential development that integrates with the natural and rural character of the area; providing a generally high level of amenity along with the operation of compatible *primary production* activities, and responding to the underlying Ngāi Tahu relationships with the natural *environment*.~~

1. *residential* development that integrates with the natural and rural character of the area;
2. a generally high level of amenity; and
3. the operation of compatible *primary production* activities;

while responding to Ngāi Tahu cultural values listed in MW-1.2.

RLZ-O3 To enable rural lifestyle living opportunities whilst protecting existing lawfully established and anticipated activities from adverse *effects*, including *reverse sensitivity effects* ~~arising from, and impacting on, rural lifestyle activities.~~ [4]

RLZ-O4 The purpose and predominant character of the Rural Lifestyle Zone is not compromised by incompatible activities.

~~RLZ-~~PREC~~11~~10-O1 Recognise and protect the landscape and ecological [5] values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills *Outstanding Natural Landscape* and Croydon Bush Scenic Reserve.

[2] Decision 12
[3] Decision 17, paragraph 3.2.2
[4] Decision 17, paragraph 3.2.5
[5] Decision 17, paragraph 3.2.8

Policies

RLZ-P1 Limit the range, scale and siting of activities and *buildings* within the Rural Lifestyle Zone to protect its rural-lifestyle character, and impacts on Ngāi Tahu cultural values ~~as~~ listed in MW 1.2. ~~underlying Ngāi Tahu relationships with the natural *environment.*~~[6]

RLZ-P2 Where reticulated services are not available, require activities within the Rural Lifestyle Zone to be self-sufficient with regard to potable water supply and treatment and disposal of *sewage*.

RLZ-P3 Enable *primary production* activities within the Rural Lifestyle Zone where these activities are of a scale and nature that *effects* on amenity can be avoided, remedied or mitigated. ~~they are compatible with the amenity and values of those zones~~. [7]

RLZ-P4 Provide for compatible activities, including *visitor accommodation*, *homestay*, *home business* and *rural produce retailing activities*, where they are of a scale and nature that maintain the character and qualities of the Rural Lifestyle Zone; and do not compromise *residential* amenity.

RLZ-P5 Enable *buildings* and *structures* for permitted activities that maintain the character and qualities of the Rural Lifestyle Zone, by requiring:

1. the density of development to achieve large areas of open space and plantings around *buildings*; ~~and~~
2. *buildings* to be of a *height* that does not dominate the surrounding area; ~~and~~
3. *buildings* to be *setback* from *boundaries* to ensure *residential* amenity for any nearby *residential units*; and
4. appropriate *setbacks* to ~~waterways~~ *waterbodies* to maintain and enhance *amenity values*, ecological values, ~~Ngāi Tahu cultural values and~~ natural character and maintain *access* by mana whenua for *mahinga kai* and *customary activities*.[8]

RLZ-P6 Recognise the benefit of *emergency services facilities* and of *educational facilities*, whilst ensuring any such facility is of a location, nature and scale that does not detract from the rural character and *amenity values* of the Rural Lifestyle area.

RLZ-P7 Avoid activities ~~in the Rural Lifestyle Zone that do not have an operational need or *functional need* to locate there~~ that are incompatible with the character, qualities and purpose of the Rural Lifestyle Zone. [9]

RLZ-P8 Enable the use of *reserve land* where the activity and / or development is consistent with the relevant Reserve Management Plan.

~~RLZ-P9 Recognise that some Rural Lifestyle Zoned sites are working farms, and activities such as *primary production* and *agriculture aviation activities*~~

[6] Consequential to Decision 14
[7] Decision 17, paragraph 3.3.3
[8] Decision 17, paragraph 3.3.5
[9] Decision 17, paragraph 3.3.12

~~are generally appropriate.~~[10]

~~RLZ-~~PREC~~11~~10-P1[11] Limit~~ed~~ the nature, scale and design of development within PREC~~11~~10 in order to protect the landscape and ecological values of the Hokonui Hills Rural Lifestyle Precinct and the nearby Hokonui Hills *Outstanding Natural Landscape* and Croydon Bush Scenic Reserve from inappropriate development.

~~Notes~~[12]

~~Note 1~~	~~Provisions in Other Chapters~~
	~~The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole.~~ ~~This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.~~
~~Note 2~~	~~Other legislation~~
	• ~~The provisions of the National Environmental Standard for *Plantation Forestry* which apply for forestry activities and permits except in certain circumstances such as where District Plan more restrictive rules on Forestry on Outstanding Natural Landscapes, Outstanding Natural Features or *Significant Natural Areas*. In those circumstances resource consent will be required from the Gore District Council.~~ • ~~The provisions of the National Environment Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council.~~ • ~~The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the *discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in riverbeds. In certain circumstances resource consent or permits will be required from Environment Southland.~~

[10] Decision 17, paragraph 3.3.3
[11] Decision 17, paragraph 3.3.18
[12] Decision 17, paragraph 3.4.2

Rules

RLZ-R1	***Conservation Activity***	
	Activity status: Permitted	
RLZ-R2	***Residential Activity***	
All areas except PREC~~11~~10 Hokonui Hills Rural Lifestyle Precinct	**Activity status:** Permitted Where: 1. For *residential units* and *minor residential units*, Rural Lifestyle Zone Standard RLZ-S1 ~~– Density~~ is met; ~~and~~ 2. For *minor residential units*, the maximum floor area must ~~shall~~ be 60 m^2 and it must ~~shall~~ be located no greater than ~~then~~ 15 metres from the *residential unit*; and 3. Any new or relocated *building*, addition, or external alteration and activity complies with Rural Lifestyle Zone Standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6 and RLZ-S7.	**Activity status where compliance is not achieved with:** **RLZ-R2(1) and RLZ-R2(2):** Non-Complying **RLZ-R2(3):** Restricted Discretionary **Matters of discretion:** 1. Matters of discretion in the infringed Standard(s).
PREC~~11~~10 Hokonui Hills Rural Lifestyle Precinct	**Activity status:** Controlled Where: 4. For *residential units* and *minor residential units*, standard RLZ-S1 ~~Density~~ is met; ~~and~~ 5. For *minor residential units*, the maximum floor area must ~~shall~~ be 60 m^2 and it must ~~shall~~ be located no greater then 15 metres from the *residential unit*; and 6. Any new or relocated *building*, *addition*, or external *alteration* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, RLZ-S8, ~~and~~ RLZ-S9~~,~~ and RLZ-S10~~, RLZ-S11 and RLZ-S12~~. **Matters of control:** 1. The *earthworks* required and the extent to which they	**Activity status where compliance is not achieved with:** **RLZ-R2(4) and RLZ-R2(5):** Non-Complying **RLZ-R2(6):** Restricted Discretionary **Matters of discretion:** 1. Matters of discretion in the infringed Standard(s).

	appropriately integrate with the landscape character and values of PREC~~11~~10. 2. The siting, design and finish of the proposed *buildings* and the extent to which it avoids or mitigates adverse *effects* on the landscape values of PREC~~11~~10. 3. The extent to which plantings are required to integrate the ~~dwelling~~ *residential unit* and appropriately integrate it within its landscape context. 4. Impacts on the ecological values of the *site* and the means by which these can be remedied or mitigated. [13]	
RLZ-R3	***Homestay***	
All areas	**Activity status:** Permitted Where: 1. The activity is undertaken in a *residential unit* or *minor residential unit;* ~~and~~ 2. A person resides at the property full time; and 3. The maximum occupancy does not exceed ~~5 persons~~ eight guests.[14]	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of the adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding *residential* area. 3. Impacts on street parking and neighbours.
RLZ-R4	***Visitor Accommodation***	
All areas	**Activity status:** Permitted Where: 1. The activity is undertaken in a *residential unit*; ~~and~~ 2. The maximum occupancy is ~~6~~ six guests per night; ~~and~~ 3. The activity does not exceed a cumulative total of 90 nights	**Activity status where compliance is not achieved with:** **RLZ-R4(1):** Discretionary **RLZ-R4(2) and RLZ-R4(3):** Restricted Discretionary **Matters of discretion:**

[13] Decision 17, paragraph 4.2.3
[14] Decision 17, paragraph 4.3.2

	occupation by paying guests on a *site* per 12 month period; and 4. Any new relocated or extended *buildings*, *structure* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, RLZ-S8, ~~and~~ RLZ-S9~~,~~ and RLZ-S10~~, RLZ-S11 and RLZ-S12~~.	1. Nature and scale of the activity. 2. *Effect* on character and amenity of people in the surrounding area, including *residential* cohesion. 3. Nuisance *effects.* **RLZ-R4(4): Restricted Discretionary** **Matters of discretion:** 1. The matters of discretion of any infringed standard.
RLZ-R5 ~~**RLZ-R6**~~	***Primary Production*** ~~***Woodlot***~~	
All areas	**Activity status:** Permitted Where: 1. Any new, relocated or extended *buildings*, *structure* and activity complies with Rural Lifestyle Zone Standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, RLZ-S8, ~~and~~ RLZ-S9~~,~~ and RLZ-S10~~, RLZ-S11 and RLZ-S12~~; and 2. The activity does not involve: (a) *intensive indoor primary production;* ~~or~~ (b) milking sheds; ~~or~~ (c) *buildings* used to house or feed milk stock; ~~or~~ (d) stock effluent holding tanks; ~~or~~ (e) treatment or storage ponds; ~~or~~ (f) *intensive* [15]*winter grazing*; ~~or~~ (g) *quarry* or *quarrying activities;* ~~or~~	**Activity status where compliance is not achieved with:** **RLZ-R5 1):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard **RLZ-R5(2):** Non-Complying

[15] Decision 17, paragraph 4.4.2

	(h) *mining*; or (i) *commercial forestry*. [16]	
RLZ-R6	***Woodlot***	
All areas	**Activity status:** Permitted Where: 1. The activity is the establishment of a new, or expansion of an existing *woodlot*. Note: The definition of woodlot imposes a limit of 1 hectare.	**Activity status where compliance is not achieved:** N/A
RLZ - R7 [17]	***Agricultural Aviation Activity***	
All areas	**Activity Status:** Permitted ~~Where:~~ ~~1. The take-off and landings are to and from a *rural airstrip* or *helicopter landing area*~~ ~~2. The activity complies with NOISE-R10 (Noise from the take-off and landing of *aircraft* and helicopters used for *agricultural aviation*).~~ [18]	**Activity status where compliance is not achieved:** N/A ~~Discretionary~~
RLZ-R8	***Home Business***	
All areas	**Activity status:** Permitted Where: 1. The activity is not an *animal boarding activity*; ~~and~~ 2. The activity occupies no more than ~~5~~60 m^2 [19] of the *gross*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of

[16] Decision 17, paragraph 4.10.4
[17] Decision 34, paragraph 6.2.7
[18] Decision 17, paragraph 4.5.2
[19] Decision 17, paragraph 4.6.2

	floor area of the *buildings* on the *site*; ~~and~~ 3. Goods, materials or equipment associated with the activity must be stored within a *building*; ~~and~~ 4. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who does not reside on the *site*; ~~and~~ 5. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and 6. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between 7:00 am ~~the 0700~~ and 7:00 pm ~~1900~~ Monday to Saturday.	adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding area. 3. Hours of operation.
RLZ-R9	***Rural Produce Retail Activities***	
All areas	**Activity status:** Permitted Where: 1. Any new, relocated or extended *buildings*, *structure* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, RLZ-S8, RLZ-S9, and RLZ-S10~~, RLZ-S11 and RLZ-S12~~; ~~and~~ 2. The maximum area used for the display and storage of produce is no greater than 30 m²; ~~and~~ 3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who does not reside on the *site*; ~~and~~ 4. *Access* to the *rural produce retail activity* is not from a state highway; ~~and~~ 5. Hours of operation are limited to between the hours 7:00 am ~~0700~~ and 7:00 pm ~~1900~~; ~~and~~	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard. 2. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 3. Compatibility with the character and amenity of the surrounding *residential* area. 4. Impacts on other commercial areas. 5. Impacts on street parking and neighbours. 6. Suitability of *access* and the safety and efficiency of the *road* network. 7. Hours of operation.

	6. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between 7:00 am and 7:00 pm ~~the 0700 and 1900~~ Monday to Saturday; and 7. All vehicle parking, loading and manoeuvring must be provided for on-*site.*	
RLZ-R10	***Equestrian Facility***	
All areas	**Activity Status:** Permitted Where: 1. *Buildings* are limited to barns and stables for horses; ~~and~~ 2. The activity does not involve more than 12 persons using the facility at any one time; and 3. Any new, relocated or extended *buildings*, *structure* and activity complies with Rural Lifestyle Zone standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7, ~~and~~ RLZ-S9, RLZ-S10, RLZ-S11 and RLZ-S12.	**Activity status where compliance is not achieved:** Discretionary
RLZ-R11	**Use of *Reserve Land***	
	Activity status: Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary
RLZ-R12	***Educational Facility***	
All areas except PREC~~11~~10 Hokonui Hills Rural Lifestyle Precinct	**Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A
RLZ-R13	***Emergency Services Facility***	

All areas except PREC~~11~~10 Hokonui Hills Rural Lifestyle Precinct	**Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A
RLZ-R14	**All other activities**	
	Activity status: Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

RLZ-S1	**Density**	
Residential activities	1. There must ~~shall~~ be no more than one *residential unit* per 1 hectare; except 2. within the Hokonui Hills Rural Lifestyle Precinct (PREC~~11~~10) where there must ~~shall~~ be no more than one *residential unit* per 3.5 hectares; OR 3. For *sites* under 1 hectare, there must ~~shall~~ be no more than one *residential unit* per *site;* and 4. Theremust ~~shall~~ be a maximum density of one *minor residential unit* per *residential unit.*	**Activity status where compliance not achieved:** Non-Complying
RLZ-S2	***Height***	
All activities	1. The maximum *height* of any *building* or *structure* must ~~shall~~ be 8 metres above *ground level*; except 2. within the Hokonui Hills Rural Lifestyle Precinct (PREC~~11~~10) where the maximum *height* of any *building* must ~~shall~~ be 5 metres above *ground level*. Excluding any roof mounted *structures* such as: panels,	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites*

	architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1 metre and is no more than 1 metre in width or length.	including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and sense of openness. 3. Impacts on views of the ~~Mataura Falls,~~ Hokonui Hills~~, and/or Tuturau~~ [20]. 4. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.* 5. The reason for the increase in *height.* 6. In PREC~~11~~10, the protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills Outstanding Natural Landscape.
RLZ-S3	***Setbacks* from *road boundaries***	
All areas excluding PREC~~11~~10 Hokonui Hills Rural Lifestyle Precinct	Any *building* or *structure* is *setback* from any *road boundary* the minimum distances as follows: 1. *Residential units* are *setback*: (a) 40 metres from the *boundary* of an *Interregional Connector road* (State Highway); (b) 30 metres from the *road boundary* of an unsealed *road; and* (c) 10 metres from the *boundary* of a sealed *road.* 2. Buildings that house animals are *setback* 30 metres; 3. Buildings for a *Rural Produce Retail Activity* are setback 3 metres; 4. All other *buildings* and *structures*, except *fences*, are	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality, including views from the *road.* 2. The adverse *effects* on nearby *sites*, including outlook, privacy, shading and sense of openness. 3. The reasons for the reduced *setback.* 4. The ability to impose *conditions* to mitigate adverse *effects* (including *dust* from unsealed *roads*), including through landscaping.

[20] Decision 17, paragraph 6.1.4

	setback 10 metres.	5. The safety and efficiency of the *road* network. 6. Compatibility with the surrounding *environment.*
PREC~~11~~10 Hokonui Hills Rural Lifestyle Precinct	~~5. All *buildings* are *setback* a minimum of 40 metres from any *road boundary*~~ 5. *Buildings* that house animals are *setback* 30 metres. 6. All *residential units* are *setback* 30 metres. 7. All other *buildings* and *structures*, excluding *fences*, exceeding 20 m² in area are *setback* 30 metres. 8. All other *buildings* and *structures*, excluding *fences*, provided they do not exceed 20 m² in area are *setback* 10 metres.[21]	
RLZ-S4	***Setbacks* to side and rear *boundaries***	
All activities	Any *building* is *setback* from any side or rear *boundary* the minimum distances as follows: 1. *Residential units* are *setback* 10 metres; 2. Buildings that house animals are *setback* 30 metres; 3. Buildings for a *Rural Produce Retail Activity* are setback 15 metres; 4. All other *buildings* are *setback* 10 metres.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on nearby *sites*, including outlook, privacy, shading and sense of openness. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The reasons for the reduced *setback.* 4. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site.* 5. For non-*residential building* the nuisance *effects* including odour and *noise.*
RLZ-S5	***Building* Size**	

[21] Decision 17, paragraph 5.3.3

All activities	1. The maximum size of any *building* is 500m²; except 2. within the Hokonui Hills Rural Lifestyle Precinct (PREC~~11~~10) where the maximum size of any *building* is 400m².	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality, including views from the *road.* 2. The adverse *effects* on nearby *sites*, including outlook and sense of openness. 3. The adverse *effects* on Ngāi Tahu cultural values ~~including those~~ listed in MW-~~2.3~~1.2. 4. The extent to which *buildings* are set back on the adjoining *sites* and the use of the intervening space. 5. The *height*, bulk and location of the *buildings* and *structures* on the *site.* 6. The reasons for the increased coverage. 7. The ability to impose *conditions* to mitigate adverse *effects*, including through landscaping.
RLZ-S6	***Building coverage***	
All activities	1. The maximum *building coverage* on any *site* is 10 % ~~1000m²~~; [22]except 2. within the Hokonui Hills Rural Lifestyle Precinct (PREC~~11~~10) where the maximum *building coverage* on any *site* is 650m².	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality, including views from the *road.* 2. The adverse *effects* on nearby *sites*, including outlook and sense of openness. 3. The extent to which *buildings* are set back on the adjoining *sites*

[22] Decision 17, paragraph 5.5.2

		and the use of the intervening space. 4. The *height*, bulk and location of the *buildings* and *structures* on the *site.* 5. The reasons for the increased coverage. 6. The ability to impose *conditions* to mitigate adverse *effects*, including through landscaping.
RLZ-S7	***Setback* from *rivers* and *streams***	
All activities	1. Any *building* or *structure* is *setback* from the top of the closest bank of any ~~stream or~~ *river* or *stream* the minimum distance as follows: (a) 20 metres for high order *rivers* or *streams* (order 5 and above); (b) 10 meters for middle order *rivers* or *streams* (order 3 and 4); ~~and~~ or (c) 5 metres for low order rivers or streams (order 1 and 2). (d) Except that *fences* of post and wire construction are permitted within the *setback* where these are: (i) not constructed with wire mesh if located within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps; (ii) not located within the ~~stream or~~ *river* or *stream* bed; (iii) not constructed across the ~~stream or~~ *river* or *stream* channel; or (iv) not constructed across or along a Flood Bank. (e) Flat deck bridges are permitted within the *setback* of lower order *rivers* and *streams* (order 1 and 2) where	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The effects on water quality and the stability and health of the *river* or *stream bed* and banks, including erosion and *sedimentation control measures.* 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and ~~/or habitats.~~ proposed mitigation measures, including: (a) opportunities for enhancement and restoration; (b) methods proposed to monitor or inspect the works undertaken; (c) the timing of works to minimise adverse *effects* on *threatened or at risk* indigenous species; and d) management of potential adverse *effects* through a

	these are: (i) not constructed within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps; or (ii) of a width that does not exceed 3 metres. Refer to Appendix 3 for *river* and *stream* orders and guidance on *river bed* extents and the location of banks for measuring *setbacks*. [23]	*Biodiversity Management Plan*. [24] 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas; and in regard to the Mataura River, Appendix 6 - Mataura River Natural Character - NATC APP.[25] 5. Impacts on Ngāi Tahu cultural values~~, including those listed in MW-2.3.~~ listed in MW-1.2.[26] *6.* The effects on public and customary *access* to the ~~stream or~~ *river* or *stream.* 7. The potential for ~~flooding and~~ *buildings* or *structures* to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
~~**RLZ-S8**~~[27]	~~**Rural Airstrips and Helicopter Landing Areas**~~	
~~***Agricultural Aviation Activity***~~	~~1. Any rural airstrip or helicopter landing area is at least 500m from *notional boundary* on a *site*~~	~~**Activity status where compliance is not achieved:**~~ ~~Discretionary~~

PREC~~11~~10 Hokonui Hills Rural Lifestyle Precinct Standards

~~**RLZ-S9**~~ **RLZ-S8**	**Building Colours**

[23] Decision 16, paragraph 6.8.7
[24] Decision 16, paragraph 6.8.11
[25] Consequential to Decision 46, paragraph 7.7.10
[26] Consequential to Decision 14
[27] Decision 34, paragraph 7.2.1

PREC~~11~~10 Hokonui Hills Rural Lifestyle Precinct	1. The exterior of new *building* and *structure* (except *fences)* must have surface finishes with a light reflectance value (LRV) of 30 % or less. Where the materials used do not have specified LRV's, the materials and surface finishes used must have the same *effect* as achieving a light reflectance value of 30%, as deemed by Gore District Council.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion** 1. Minimising the impact of built form 2. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills *Outstanding Natural Landscape*
~~RLZ-S10~~ RLZ-S9 Fences		
PREC~~11~~10 Hokonui Hills Rural Lifestyle Precinct	1. All *fencing* must ~~shall~~ be: (a) naturally finished locally sourced stone, or standard rural post and wire construction; and (b) no more than 2 metres in *height* above *ground level*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Maintenance of rural character, including openness. 2. Whether fencing is necessary or whether planting could be used to provide screening or shelter. 3. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills *Outstanding Natural Landscape.*
~~RLZ-S11~~ [28] **~~Planting~~**		
~~PREC11 Hokonui Hills Rural Lifestyle Precinct~~	~~1. All planting shall be comprised of locally appropriate indigenous species.~~ ~~Except that:~~ ~~(a) Pasture, lawns, commercial crops, fruit trees, vegetable gardens, and planting within curtilage areas 15m from a *residential unit* are permitted.~~	~~**Activity status where compliance is not achieved:**~~ ~~Restricted Discretionary~~ ~~**Matters of discretion:**~~ ~~1. Maintenance and enhancement of rural character.~~ ~~2. Landscape coherence, including:~~ ~~(a) The adverse effects on landscape coherence associated~~

[28] Decision 17, paragraph 5.8.6

		~~with large scale, visually dominant exotic conifer tree belts, and~~ ~~(b) The coherence with the landscape character in this setting with Croydon Bush Scenic Reserve.~~ ~~3. Maintenance and enhancement of biodiversity and ecological values.~~ ~~4. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills Outstanding Natural Landscape.~~
~~RLZ-S12~~ RLZ-S10	**Driveways**	
PREC~~11~~10 Hokonui Hills Rural Lifestyle Precinct	1. All driveways must ~~shall~~: (a) have soft edges (no *kerbs*); and (b) not have monumental gates or driveway lighting.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Maintenance of rural character. 2. The protection of the landscape values of the Hokonui Hills Rural Lifestyle Precinct and of the Hokonui Hills *Outstanding Natural Landscape.*