

# Appendix 1 – Officers Recommended Amendments to Rural Residential Zone Chapter

Note the below provisions represent the Section 42A Report Writing Officer’s recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with underline used for new text and ~~strikethrough~~ for deleted text).

## Overview

The role of the Rural Residential zone is to provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement. The Rural Residential zone is located on the fringe of the district's settlements and provides a transition to the surrounding Rural Production and/or Rural Lifestyle and Horticulture zones.

The Rural Residential zone has been generally applied to areas that were formerly zoned Rural Living and are contiguous with an urban area. It is anticipated that the character of the zone will remain predominantly residential as the adjoining settlement will provide for most day to day services. As such, the Rural Residential zone does not anticipate or provide for community activities, stand-alone retail, business, or industrial activities as these activities can reduce rural character and amenity, lead to reverse sensitivity, and cumulative effects and undermine the role and function of residential, commercial, industrial and mixed use zones. However, the Rural Residential zone does retain the ability to undertake farming activities at a domestic scale appropriate to the size of the lots.

The Rural Residential zone provides for smaller lot sizes of approximately 2,000-4,000m<sup>2</sup> that are capable of providing for on-site infrastructure servicing, as distinct from the Rural Lifestyle zone that has a larger minimum lot size and greater expectations of maintaining rural character and amenity. Unlike the Rural Lifestyle zone which is not intended to transition to an urban environment, a Rural Residential zone may also be in a location where an urban area may grow and where land may be re-zoned for urban development when demand requires it.

Provisions around building height, setback, site coverage, lighting, and other matters help to maintain the character and amenity of the Rural Residential environment and minimise any nuisance and adverse impacts on neighbouring properties.

Council has a responsibility under the RMA and the Regional Policy Statement to protect highly productive land<sup>1</sup> ~~versatile soils~~, prevent land fragmentation and sterilisation (including reverse sensitivity) and create a well functioning urban form. It is also recognised that this zone contains ecological, historic heritage, cultural and natural character values due to the proximity of some parts of the zone to the coastal marine area. The protection of these resources must be managed in conjunction with the ability to undertake activities anticipated in this zone.

Objectives	
<b>RRZ-O1</b>	The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.
<b>RRZ-O2</b>	The predominant character and amenity of the Rural Residential zone is maintained and enhanced, which includes: <ul style="list-style-type: none"> <li>a. peri-urban scale residential activities;</li> <li>b. small-scale farming activities with limited buildings and structures;</li> </ul>

<sup>1</sup> NRC (S359.004)

	<ul style="list-style-type: none"> <li>c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and</li> <li>d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.</li> </ul>
<b>RRZ-O3</b>	The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.
<b>RRZ-O4</b>	<p>Land use and subdivision in the Rural Residential zone:</p> <ul style="list-style-type: none"> <li>a. maintains rural residential character and amenity values;</li> <li>b. supports a range of rural residential and small-scale farming activities; and</li> <li>c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.</li> </ul>
<b>Policies</b>	
<b>RRZ-P1</b>	<p>Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:</p> <ul style="list-style-type: none"> <li>a. rural residential activities;</li> <li>b. small-scale farming activities;</li> <li>c. home business activities;</li> <li>d. visitor accommodation; and</li> <li>e. small-scale education facilities.</li> </ul>
<b>RRZ-P2</b>	<p>Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential zone including:</p> <ul style="list-style-type: none"> <li>a. activities that are contrary to the density anticipated for the Rural Residential zone;</li> <li>b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and</li> <li>c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone.</li> </ul>
<b>RRZ-P3</b>	Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in adjacent Rural Production zones and Horticulture zones.
<b>RRZ-P4</b>	<p>Require <del>Encourage</del><sup>2</sup> all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:</p> <ul style="list-style-type: none"> <li>a. telecommunications: <ul style="list-style-type: none"> <li>i. fibre where it is available;</li> <li>ii. copper where fibre is not available;</li> <li>iii. copper where the area is identified for future fibre deployment.</li> </ul> </li> <li>b. local electricity distribution network.</li> </ul>
<b>RRZ-P5</b>	<p><del>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application</del> Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Residential Zone<sup>3</sup>:</p> <ul style="list-style-type: none"> <li>a. consistency with the scale and character of the rural residential environment;</li> <li>b. location, scale and design of buildings or structures;</li> <li>c. at zone interfaces: <ul style="list-style-type: none"> <li>i. any setbacks, fencing, screening or landscaping required to address potential</li> </ul> </li> </ul>

<sup>2</sup> Lynley Newport (S106.002)

<sup>3</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA

	<p>conflicts;</p> <p>ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;</p> <p>d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</p> <p>e. the adequacy of roading infrastructure to service the proposed activity;</p> <p>f. managing natural hazards;</p> <p>g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and</p> <p>h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
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**Rules**

**Notes:**

1. There may be other rules in Part 2- District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works chapter* to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies and MHWS for building and structures or setbacks to waterbodies and MHWS for earthworks and indigenous vegetation clearance. The Natural Character chapter<sup>4</sup> contains rules for activities within wetland, lake and river margins and the Coastal Environment chapter contains rules for activities within the coastal environment. The Natural Character chapter and the Coastal Environment chapter<sup>5</sup> should be referred to in addition to this zone chapter.
3. The objectives and policies of the Mineral Extraction Zone should be considered in addition to the objectives and policies of the Rural Residential Zone for any consent application for a mineral extraction activity<sup>6</sup>.
4. None of the rules in the table below apply to activities that are regulated under the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017.<sup>7</sup>

<b>RRZ-R1</b>	<b>New buildings or structures, <u>relocated buildings<sup>8</sup></u> or extensions or alterations to existing buildings or structures</b>	
<b>Rural Residential zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The new building or structure, <u>relocated building</u> or extension or alteration to an existing building or structure, will accommodate a <u>permitted, controlled or restricted discretionary<sup>9</sup></u> activity.</p>	<p><b>Activity status where compliance not achieved with PER 2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. the matters of discretion of any infringed standard</p>

<sup>4</sup> Clause 16, Schedule 1, RMA amendment to insert missing word

<sup>5</sup> Consequential amendment resulting from Coastal Environment section 42A report under clause 10(2)(b), Schedule 1, RMA

<sup>6</sup> Consequential amendment resulting from Mineral Extraction section 42A report under clause 10(2)(b), Schedule 1, RMA

<sup>7</sup> PF Olsen Limited (S91.022) and others

<sup>8</sup> Heavy Haulage Assoc Inc (S482.004)

<sup>9</sup> FNDC (S368.069)

	<p><b>PER-2</b>                  The new building or structure, <u>relocated building</u> or extension or alteration to an existing building or structure complies with standards:                  RRZ-S1 Maximum height;                  RRZ-S2 Height in relation to boundary;                  RRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins);  <del>RRZ-S4 Setback from MHWS; and</del><sup>10</sup>                  RRZ-S5 Building or structure coverage;  <u>RRZ-SX Sensitive activities setback from boundaries of the Mineral Extraction Zone;</u>  <u>RRZ-SY Sensitive activities setback from intensive indoor and outdoor primary production activities; and</u>  <u>RRZ-SZ Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity).</u><sup>11</sup></p> <p><u>Note: RRZ-R1 does not apply to artificial crop protection structures and crop support structures.</u><sup>12</sup></p>	<p><b>Activity status when compliance not achieved with PER-1:</b>  <b>Discretionary</b></p>
<p><b>RRZ-R2 Impermeable surface coverage</b></p>		
<p><b>Rural Residential zone</b></p>	<p><b>Activity status: Permitted</b>  <b>Where:</b>  <b>PER-1</b>                  The impermeable surface coverage of any site is no more than 12.5% or 2,500m<sup>2</sup>, which ever is lesser.</p>	<p><b>Activity status where compliance not achieved with PER-1:</b>  <b>Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. the extent to which landscaping or vegetation may reduce adverse effects of run off;</li> <li>b. the effectiveness of the proposed method for controlling stormwater on site;</li> <li>c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites <u>or downstream sites</u><sup>13</sup>;</li> <li>d. whether low impact design methods and use of green spaces</li> </ol>

<sup>10</sup> Consequential amendment resulting from Coastal Environment section 42A report under clause 10(2)(b), Schedule 1, RMA

<sup>11</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from the Rural Wide Issues and RPROZ report

<sup>12</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from Horticulture NZ (S159.008)

<sup>13</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from Puketotara Lodge (S481.003)

		<p>can be used;</p> <p>e. any cumulative effects on total catchment impermeability;</p> <p>f. natural hazard mitigation and site constraints; and</p> <p>g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.</p>
<b>RRZ-R3</b>	<b>Residential activity</b>	
<b>Rural Residential zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The site area per residential unit is at least 4,000m<sup>2</sup>.</p> <p><b>PER-1 does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. a single residential unit located on a site less than 4,000m<sup>2</sup>.</li> <li>ii. <u>A minor residential unit constructed in accordance with rule RRZ-R10.</u><sup>14</sup></li> </ul>	<p><b>Activity status where compliance not achieved with PER-1: Discretionary</b></p> <p><b>Where:</b></p> <p><b>DIS-1:</b> The site area per residential unit is at least 2,000m<sup>2</sup>.</p> <hr/> <p><b>Activity status where compliance not achieved with DIS-1: Non-complying</b></p>
<b>RRZ- R4</b>	<b>Visitor accommodation</b>	
<b>Rural Residential zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The visitor accommodation is within a residential unit, accessory building or minor residential unit.</p> <p><b>PER-2</b> The occupancy does not exceed six guests per night.</p> <p><b>PER-3</b> The site does not share access with another site.</p>	<p><b>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</b></p>
<b>RRZ- R5</b>	<b>Home business</b>	
<b>Rural Residential zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The home business is undertaken within:</p> <ul style="list-style-type: none"> <li>1. a residential unit; or</li> </ul>	<p><b>Activity status where compliance not achieved with PER-1, PER-2, PER- 3 or PER-4: Discretionary</b></p>

<sup>14</sup> FNDC (S368.082)

	<p>2. an accessory building that does not exceed 40m<sup>2</sup> GFA; or                  3. a minor residential unit.</p> <p><b>PER-2</b>                  There is no more than one full-time equivalent person engaged in the home business who resides off-site.</p> <p><b>PER-3</b>                  All manufacturing, altering, repairing, dismantling or processing of any material or articles associated with an activity is carried out within a building.</p> <p><b>PER-4</b>                  Hours <u>when a business can be open to the public of operation</u> <sup>15</sup>are between:                  1. 7am-8pm Monday to Friday.                  2. 8am-8pm Weekends and public holidays.</p>	
<b>RRZ-R6</b>	<b>Educational facility</b>	
<p><b>Rural Residential zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b>                  The educational facility is within a residential unit, accessory building or minor residential unit.</p> <p><b>PER-2</b>                  The number of students attending at one time does not exceed four, excluding those who reside onsite.</p>	<p><b>Activity status where compliance not achieved with PER-1 or PER-2: <u>Restricted</u><sup>16</sup> Discretionary</b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ul style="list-style-type: none"> <li>a. <u>the character and appearance of the building(s)</u></li> <li>b. <u>the siting of the building(s), decks and outdoor areas including parking relative to adjoining sites;</u></li> <li>c. <u>whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;</u></li> <li>d. <u>ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic;</u></li> <li>e. <u>servicing requirements and any constraints of the site;</u></li> <li>f. <u>whether the location of the building(s) and educational facility activity could create</u></li> </ul>

<sup>15</sup> John Andrew Riddell (S431.142)

<sup>16</sup> MOE (S331.074)

		<p><u>reverse sensitivity effects on adjacent and surrounding primary production activities;</u></p> <p>g. <u>whether the layout of the development maintains the existing rural character of the surrounding area;</u></p> <p>h. <u>any lighting or noise effects</u></p> <p>i. <u>the frequency of the use, hours and days of operation and the number of people it can cater for; and</u></p> <p>j. <u>any natural hazard affecting the site or surrounding area.</u></p>
<b>RRZ-R7</b>	<b>Farming</b>	
<b>Rural Residential zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>RRZ-R8</b>	<b>Conservation activity</b>	
<b>Rural Residential zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>RRZ-R9</b>	<b>Rural produce retail</b>	
<b>Rural Residential zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity does not exceed GBA of 50m<sup>2</sup> and is set back a minimum of 30m from any <u>internal site boundary other than a road boundary.</u><sup>17</sup></p> <p><b>PER-2</b> The number of rural produce retail operations does not exceed one per site.</p>	<b>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</b>
<b>RRZ-RX</b>	<b><u>Artificial crop protection structures and crop support structures</u><sup>18</sup></b>	
<b><u>Rural Residential Zone</u></b>	<p><b><u>Activity Status: Permitted</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>PER-1</u></b> <u>The establishment of a new, or expansion of an existing, artificial crop protection structure or crop support structure, where:</u></p>	<p><b><u>Activity status where compliance with PER-1 not achieved: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p>a. <u>The potential adverse visual effects (including glare) on</u></p>

<sup>17</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA, resulting from Federated Farmers (S421.222)

<sup>18</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from Horticulture NZ (S159.008)

	<ol style="list-style-type: none"> <li>1. <u>The height of the structure does not exceed 6m above ground level;</u></li> <li>2. <u>The structure is set back at least 3m from all site boundaries;</u></li> <li>3. <u>Dark green or black material is used on any vertical faces within 30m of a site boundary except that a different colour may be used if written approval of the owner(s) of the immediately adjoining property or the road controlling authority (in the case of a road) is obtained and provided to the Council.</u></li> </ol> <p><b><u>PER-2</u></b></p> <p><u>The new, or expansion of an existing, artificial crop protection structure or crop support structure complies with standards:</u></p> <p><u>RRZ-S2 Height in relation to boundary</u></p>	<p><u>neighbouring properties or road users;</u></p> <ol style="list-style-type: none"> <li>b. <u>Visual mitigation measures such as landscaping or other screening;</u></li> <li>c. <u>Effects on the rural character and amenity of the surrounding area</u></li> </ol> <p><b><u>Activity status where compliance with PER-2 not achieved: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><u>the matters of discretion of any infringed standard.</u></p>
<b>RRZ-R10</b>	<b>Minor residential unit</b>	
<p><b>Rural Residential zone</b></p>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b> The number of minor residential units on a site does not exceed one.</p> <p><b>CON-2</b> The site area per minor residential unit is at least 4,000m<sup>2</sup>.</p> <p><b>CON-3</b> The minor residential unit shares vehicle access with the principal residential unit;</p> <p><b>CON-4</b> The separation distance between the minor residential unit and the principal residential unit does not exceed 15m.</p> <p><b>CON-5</b> The minor residential unit:  <ol style="list-style-type: none"> <li>1. does not exceed a GFA of 65m<sup>2</sup>; and</li> <li>2. with an optional attached garage or carport that does not exceed GFA of 18m<sup>2</sup>, where the garage or carport is used for vehicle storage, general storage and laundry facilities.</li> </ol> </p> <p><b>Matters of control are limited to:</b></p>	<p><b>Activity status where compliance not achieved with CON-3 or CON-4: Discretionary</b></p> <p><b>Activity status where compliance not achieved with CON-1, CON-2 or CON-5: Non-complying</b></p>



	<ul style="list-style-type: none"> <li>i. the character and appearance of the residential unit(s) and any accessory building(s) in relation to the principal residential unit;</li> <li>ii. the sitting<sup>19</sup> of the building(s), decks and outdoor areas relative to adjoining sites;</li> <li>iii. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;</li> <li>iv. ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic;</li> <li>v. servicing requirements and any constraints of the site;</li> <li>vi. the each residential unit has sufficient outdoor open space, and there is sufficient room for any landscaping, egress and any accessory building(s) required;</li> <li>vii. whether the location of the building(s) and residential activity could create reverse sensitivity effects on adjacent and surrounding primary production activities;</li> <li>viii. whether the development will result in the site being unable to continue to undertake a primary production activity or undertake one in the future due to loss of productive land;</li> <li>ix. whether the layout of the development reduces the risk of future land fragmentation or sterilisation while maintaining the existing rural character of the surrounding area;</li> <li>x. any natural hazard affecting the site or surrounding area.</li> </ul>	
<b>RRZ-R11</b>	<b>Retirement village</b>	
<b>Rural Residential zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>RRZ -R12</b>	<b>Community facility</b>	
<b>Rural Residential zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>RRZ -R13</b>	<b>Sport and recreation facility</b>	
<b>Rural Residential zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status where compliance not achieved: Not applicable</b>

<sup>19</sup> FNDC (S386.025)

<b>RRZ-R14</b>	<b>Activities not otherwise listed in this chapter</b>	
Rural Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
<b>RRZ-R15</b>	<b>Intensive indoor <u>and outdoor</u><sup>20</sup> primary production</b>	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>RRZ-R16</b>	<b>Community corrections activity</b>	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>RRZ-R17</b>	<b>Industrial activity</b>	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>RRZ-R18</b>	<b>Rural industry</b>	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>RRZ-R19</b>	<b>Commercial activity not provided for as a permitted activity</b>	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>RRZ-R20</b>	<b>Landfill</b>	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>RRZ-R21</b>	<b>Mineral extraction activity</b>	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>RRZ-R22</b>	<b>Commercial composting</b>	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>RRZ-R23</b>	<b>Offensive trade</b>	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

<sup>20</sup> Consequential amendment, clause 10(2)(b), Schedule 1, RMA resulting from NZ Pork (S55.006 and S55.008)

Standards		
<b>RRZ-S1</b>	<b>Maximum height</b>	
<b>Rural Residential zone</b>	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 8m above ground level, <del>except that artificial crop protection and support structures shall not exceed a height of 6m above ground level.</del> <sup>21</sup></p> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; or</li> <li>ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or</li> <li>iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or</li> <li>iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.</li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the character and amenity of the surrounding environment;</li> <li>b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites;</li> <li>c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</li> <li>d. shading and loss of access to sunlight to adjoining sites;</li> <li>e. landscaping; and</li> <li>f. natural hazard mitigation and site constraints.</li> </ul>
<b>RRZ-S2</b>	<b>Height in relation to boundary</b>	
<b>Rural Residential zone</b>	<p>The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary:</p> <ul style="list-style-type: none"> <li>1. 55 degrees at 2m above ground level at the northern boundary of the site;</li> <li>2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and</li> <li>3. 35 degrees at 2m above ground level at the southern boundary of the site.</li> </ul> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation;</li> <li>ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation;</li> <li>iii. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or</li> <li>iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.</li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</li> <li>b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and</li> <li>c. natural hazard mitigation and site constraints.</li> </ul>
<b>RRZ-S3</b>	<b>Setback (excluding from MHWS or wetland, lake and river margins)</b>	

<sup>21</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from the Rural Wide Issues and RPROZ report

<p><b>Rural Residential zone</b></p>	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 3m from all site boundaries, except:</p> <ol style="list-style-type: none"> <li>1. no building is erected within 12m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive; and</li> <li>2. <del>minimum building setback from the boundary of any Rural Production zone is at least 10m, and from any boundary with the mineral extraction overlay the setback is at least 20m; and</del></li> <li>3. <u>habitable buildings must be setback at least 20m from the boundary of an unsealed road;</u><sup>22</sup></li> <li>4. <u>habitable buildings must be set back 30m from the boundary of a site containing a commercial forest;</u><sup>23</sup> and</li> <li>5. <u>buildings containing sensitive activities must be setback at least 20m from the boundary of a Rural Production Zone or a Horticulture Zone</u><sup>24</sup>.</li> </ol> <p><b>This standard does not apply to:</b></p> <ol style="list-style-type: none"> <li>i. fences or walls no more than 2m in height above ground level; or</li> <li>ii. uncovered decks less than 1m in height above ground level; or</li> <li>iii. underground wastewater infrastructure; or</li> <li>iv. water tanks less than 2.7m in height above ground level.</li> </ol>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. the character and amenity of the surrounding area;</li> <li>b. screening, planting and landscaping on the site;</li> <li>c. the design and siting of the building or structure with respect to privacy and shading;</li> <li>d. natural hazard mitigation and site constraints;</li> <li>e. the effectiveness of the proposed method for controlling stormwater;</li> <li>f. the safety and efficiency of the current or future access, egress on site and the roading network; and</li> <li>g. the impacts on existing and planned public walkways, reserves and esplanades;</li> <li>h. <u>reverse sensitivity effects on primary production activities;</u><sup>25</sup></li> <li>i. <u>the health and amenity impacts of dust from unsealed roads on habitable buildings;</u><sup>26</sup></li> <li>j. <u>the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and</u></li> <li>k. <u>the safe and efficient operation of the rail network</u><sup>27</sup>.</li> </ol>
<p><b>RRZ-S4</b></p>	<p><b>Setback from MHWS<sup>28</sup></b></p>	
<p><b>Rural Residential zone</b></p>	<p><del>The building or structure, or extension or alteration to an existing building or structure must be setback at least 30m from MHWS.</del></p>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <p>-</p> <ol style="list-style-type: none"> <li>a. <del>the natural character of the coastal environment;</del></li> <li>b. <del>screening, planting and landscaping on the site;</del></li> </ol>

<sup>22</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from LJ King Ltd (S464.040) and others

<sup>23</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from Manulife Forest (S160.041) and others

<sup>24</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from Horticulture NZ (S159.181, S159.182 and S159.184)

<sup>25</sup> Ibid

<sup>26</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from Ngai Tai Ora (S516.003)

<sup>27</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from KiwiRail (S416.058)

<sup>28</sup> Consequential amendment under clause 10(2)(b), Schedule 1, RMA to align with the Coastal Environment section 42A report

		<ul style="list-style-type: none"> <li><del>e. the design and siting of the building or structure with respect to dominance on adjoining public space;</del></li> <li><del>d. natural hazard mitigation and site constraints;</del></li> <li><del>e. the effectiveness of the proposed method for controlling stormwater; and</del></li> <li><del>f. the impacts on existing and planned roads, public walkways, reserves and esplanades.</del></li> </ul>
<b>RRZ-S5</b>	<b>Building or structure coverage</b>	
<b>Rural Residential zone</b>	The building or structure coverage of the site area is no more than 12.5% or 2,500m <sup>2</sup> , whichever is the lesser.	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the character and amenity of the surrounding area;</li> <li>b. any landscaping, planting and screening to mitigate any adverse effects;</li> <li>c. the extent to which private open space can be provided for future uses;</li> <li>d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and</li> <li>e. natural hazard mitigation and site constraints.</li> </ul>
<b>RRZ-SX</b>	<b>Sensitive activities setback from boundaries of a Mineral Extraction Zone<sup>29</sup></b>	
<b>Rural Residential Zone</b>	<u>Sensitive activities (excluding non habitable accessory buildings) must be setback at least 100m from the boundary of a Mineral Extraction Zone.</u>	<p><b><u>Where the standard is not met, matters of discretion are restricted to:</u></b></p> <ul style="list-style-type: none"> <li>- a. <u>noise, disturbance and vibrations;</u></li> <li>b. <u>scale and type of mineral extraction activity;</u></li> <li>c. <u>the frequency and nature of any blasting or extraction method to obtain the mineral resource;</u></li> <li>d. <u>hours of operation of the mineral extraction activity</u></li> <li>e. <u>design of the building;</u></li> <li>f. <u>whether there are alternative options for the location of the building; and</u></li> <li>g. <u>temporary effects.</u></li> </ul>

<sup>29</sup> Consequential amendment under Clause 10(2)(b), Schedule 1, RMA resulting from Imerys Performance Minerals Asia Pacific (S65.014) and others

<b>RRZ-SY</b>	<b>Sensitive activities setback from intensive indoor and outdoor primary production activities<sup>30</sup></b>	
<b>Rural Residential Zone</b>	<p><u>All buildings and structures used for new sensitive activities will be setback 300m from any hardstand areas, treatment systems, buildings housing animals and any other structures associated with an intensive indoor or outdoor primary production activity located on an adjoining site under separate ownership.</u></p>	<p><b><u>Where the standard is not met, matters of discretion are restricted to:</u></b></p> <ul style="list-style-type: none"> <li>a. <u>Potential reverse sensitivity effects and measures taken to mitigate these effects, such as landscaping or screening</u></li> <li>b. <u>Whether there are alternative options for the location of the sensitive activity</u></li> </ul>
<b>RRZ-SZ</b>	<b>Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity)<sup>31</sup></b>	
<b>Rural Residential Zone</b>	<p><u>All buildings and structures used for new sensitive activities will be setback 100m from any buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity) located on an adjoining site under separate ownership.</u></p>	<p><b><u>Where the standard is not met, matters of discretion are restricted to:</u></b></p> <ul style="list-style-type: none"> <li>a. <u>Potential reverse sensitivity effects and measures taken to mitigate these effects, such as landscaping or screening</u></li> <li>b. <u>Whether there are alternative options for the location of the sensitive activity</u></li> </ul>

<sup>30</sup> Consequential amendment under Clause 10(2)(b), Schedule 1, RMA resulting from NZ Pork (S55.031)

<sup>31</sup> NRC (S359.019)