

### C6.1 DESCRIPTION OF THE ZONE

The Rural Lifestyle Zone covers the hilly slopes surrounding the residential areas. This area is characterised by wide open spaces, a current lack of vegetation and a backdrop of either native bush or exotic plantation forestry. Present development in this area for the most part is limited to structures associated with pastoral farming which is the predominant activity carried out in the zone. These characteristics together assist in defining some of the amenity values associated with this zone.

A number of land use practices in the Rural lifestyle areas of the district have the potential to adversely affect the environment and therefore need to be addressed in the district plan. These adverse effects may include noise, traffic generation and visual effects.

Subject to meeting the performance and development standards a range of activities can be established in the Rural Lifestyle Zone. Provided that these activities comply with the performance and development standards, any actual or potential effects on the environment should be minor. Subdivision and development rules have been developed to reflect and assist in achieving the intended outcomes for the Rural Lifestyle Zone.

Therefore, the intended outcome in the Rural Lifestyle Zone is to encourage a wide range of rural lifestyle activities, while retaining high levels of amenity values, and encouraging the sustainable management of these activities to avoid, remedy or mitigate adverse effects on the environment.

### C6.2 OBJECTIVES AND POLICIES

#### C6.2.2 Objectives

- C6.2.2.1 To maintain the rural landscape character of the zone.
- C6.2.2.2 To ensure existing pastoral farming activity is not adversely affected by inappropriate use and development.

#### C6.2.3 Policies

- C6.2.3.1 Enable a wide range of rural activities whilst maintaining the

open space rural character of the zone.

C6.2.3.2 Ensure activities within the zone are sustainable and avoid or mitigate degradation of rural land.

C6.2.3.3 Enable a range of rural activities whilst ensuring pastoral farming is not adversely affected.

## **C6.3 ACTIVITY STATUS IN THE RURAL LIFESTYLE ZONE**

### **C6.3.1 Permitted Activities**

In the Rural Lifestyle Zone any activities which meet all the zone standard are permitted activities.

### **C6.3.2 Restricted Discretionary Activities**

In the Rural Lifestyle Zone any activities which cannot meet any standard shall be assessed as restricted discretionary activities only in relation to the standard which cannot be met. Furthermore Council shall restrict its discretion to those matters set out in 6.5.

## **C6.4 RULES OF THE RURAL LIFESTYLE ZONE**

### **C6.4.1 Height**

The maximum height of any building or structure in residential zone shall be:

- 8.0 metres
- No part of any building or structure shall exceed a height of 2.0 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.

Note: See definition of height.

### **C6.4.2 Yards**

- The minimum distance between any building or structure and the front boundary of the site shall be:

10.0 metres

- The minimum distance between any building or structure and the boundary of the site where it adjoins the Residential zone shall be:

25 metres

- The minimum distance between any plantation forest and any land zoned Residential or Road shall be:

100 metres

#### **C6.4.3 Density/Coverage**

- There shall be a maximum density of one dwelling house or one household-unit per site.
- No new site shall have an area (exclusive of any area used solely or principally for access) of less than 4000m<sup>2</sup>.

#### **C6.4.4 Signs**

- The maximum signage on any site shall not exceed:
  - a) Maximum Area 0.5 m<sup>2</sup>
  - b) Maximum Height Above Ground Level 2.0 metres
  - c) Off-site signs which are located so as to be visible from the State Highway, are an exception to these rules, and shall be classed as discretionary activity.

#### **C6.4.5 Traffic Management**

The rules set out in Section C10 shall apply.

#### **C6.4.6 Appearance of Buildings**

Buildings, structures, plant, equipment or other material (other than a dwelling house and ancillary buildings) shall be screened from public view or from any adjoining property by vegetation or fencing. Where such vegetation or fencing does not adequately screen the buildings, structure, plant equipment or other material then they shall be painted in colours similar to the surrounding natural landscape.

#### **C6.4.7 Natural, Cultural and Heritage Features**

The rules set out in Section C8: Natural, Cultural and Heritage Features Rules shall apply.

#### **C6.4.8 Noise**

Every noise sensitive activity or extensions to those activities, located within 40 metres of a railway track or within 80 metres of a state highway: shall be designed, sited and constructed to ensure external noise will not exceed 40dBA Leq 24 hours. Within bedrooms external noise shall not exceed 35dBA Leq 24 hours.

- a) An acoustic design report prepared by a suitably qualified and experienced engineer shall be provided, demonstrating compliance with (this) Rule.
- b) Sound levels shall be measured in accordance with NZS6801:2008 Acoustics – Measurement of Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise, or any superseding codes of practice and/or standards.
- c) Vibration: Applications should be aware that vibration within this area may cause annoyance and possibly damage to buildings. Vibration is very site specific and applicants are advised to undertake a vibration assessment to determine whether it will be an issue for their particular development.

### **C6.5 RESTRICTED DISCRETIONARY ACTIVITIES**

Matters to which council will restrict its discretion:

#### **C6.5.1 Height**

When assessing an application to exceed the height rules Council will restrict the exercise of its discretion to the following matters:

- The distance of any building from the boundary
- The bulk of the building in relation to the bulk of the buildings in the immediate vicinity
- The potential for the building or structure to overshadow or overlook other buildings
- The effect of the building or structure on the visual amenity and landscape of the vicinity.

#### **C6.5.2 Yards**

When assessing an application to reduce the minimum specified yards the Council will restrict the exercise of its discretion to the following matters:

- The existing character and amenity of the streetscape

- The location and density of landscaping
- The distance between any proposed building and any other buildings
- The effect on traffic and public safety
- The maintenance of visual and aural privacy
- The effect on residential amenity.

### **C6.5.3 Density/Coverage**

In assessing an application to increase the maximum density/coverage of a site the Council will restrict the exercise of its discretion to the following matters:

- The amount of open space on the site
- The provision of landscaping, on-site parking and outdoor living areas
- The ability of the site to cater for the increase servicing requirements caused by an increase in density/coverage
- The effect on the rural character of the zone.

### **C6.5.4 Signs**

In assessing an application to increase the maximum standards specified in the Signs rule the Council will restrict the exercise of its discretion to the following matters:

- The size, design, construction, location and illumination of the sign
- The nature of the information displayed on the sign.

### **C6.5.5 Appearance of Buildings**

In assessing an application that does not comply with rule C6.4.6 the Council will restrict the exercise of its discretion to the following matters:

- The bulk of the building and the way that materials, design and colour have been used
- The location and nature of landscaping.

### **C6.5.6 Traffic Management**

Refer to Section C10: Traffic Management.

### **C6.5.7 Natural, Cultural and Heritage Features**

Refer to Section C8: Natural, Cultural and Heritage Features.

**C6.5.8 Noise**

In assessing an application that does not comply with rule C6.4.8 the Council will restrict its discretion to the reverse sensitivity effects on the state highway or rail network.