

6.6 Rural Residential Zone - Rules

Rule 6.6.1 Permitted Activities

The following activities are permitted activities provided that they comply with the conditions in Rule 6.6.2 (also see Rules 16.6.1 & 16.6.2): *[Amended by Consent Order 4/5/04]*

- (i) Farming Activity.
- (ii) Residential Activity at a density of 1 residential unit per site provided that the minimum area of the site is not less than 2 ha.
- (iii) Recreational Activity on land, except for:
 - (a) structures in excess of 25 m²
 - (b) organised motorised recreational activities.
- (iv) Signs permitted in this zone are specified in the Signs Section.
- (v) Accessory buildings for permitted activities, excluding structures for recreational activities in excess of 25 m².

Rule 6.6.2 Conditions Attaching to Permitted Activities

(i) Yard Requirements - Buildings

The minimum yard requirements (excluding post and wire fences required for farming activity) are:

(a) Front Yards

- (i) All buildings 12 m

(b) Side and Rear Yards

- (i) Residential Activity 10 m
- (ii) Buildings other than those for the housing of animals 6 m
- (iii) Buildings designed or used for the housing of animals 15 m

(ii) Height

The maximum height of all buildings and structures shall be 10 m.

(iii) Car Parking, Loading and Access

Parking

On-site car parking shall comply with the performance standards of Section 20 (Transportation) and shall be provided on the following basis:

(a) Farming

- (i) No requirement for on-site car parking.

(b) Residential Activity

For sites that do not front a State highway, there is no requirement for on-site car parking.

For sites that front a State highway the parking requirements are:

- (i) 1 car park per residential unit up to and including 150m² gross floor area (excluding garaging areas).

- (ii) 2 car parks per residential unit greater than 150 m² gross floor area (excluding garaging areas).
- (iii) 1 visitor car park per 5 residential units
- (iv) 2 additional car parks for a residential unit where staff provide for between 13 and 18 residents inclusive.

(c) **Recreational Activity**

For sites that do not front a State highway there is no requirement for on-site car parking.

For sites that front a State highway the car parking requirements are:

- (i) 1 car park per 750m² of site area.

Loading and Access

- (a) For the following activities there are no loading requirements. Access requirements shall comply with the performance standards in Section 20 (Transportation):

- (i) Residential Activity.
- (ii) Recreational Activity.

- (b) For the following activities loading and access shall comply with the performance standards in Section 20 (Transportation):

- (i) Farming Activity.

Loading shall be provided for on the following basis:

Minimum Size: 20 m long x 3.5 m wide x 4.4 m high.

Manoeuvre Area: To accommodate a B Train truck as shown in Appendix 20E.

[Inserted by Consent Order 20/12/01]

(iv) **Location of Trees Associated with Shelterbelts**

Trees associated with shelterbelts shall not be planted so that the trees:

- (a) Shade a national, regional, district or collector road as identified in the roading hierarchy on District Plan Maps 73 and 74 with the result that the road will be affected by ice.
- (b) Shade a residential building and its curtilage on an adjoining site existing at the time of planting.

(v) **Effluent Disposal**

A site will be of sufficient area and capability to dispose of all effluent and mitigate on-site and avoid off-site the effects of effluent generated by the activities on the site.

(vi) **Noise, Glare, Lighting and Electrical Interference**

Refer to the performance standards of the Environmental Issues Section.

(vii) **Signs**

Refer to the Signs Section.

(viii) *[Deleted by Plan Change 11, 11/10/10]*

(ix) **Riparian Protection** *[Amended by Plan Change 11, 11/10/10]*

Vegetation removal shall not occur within 5m of:

- (a) any natural water body with a clearly defined bed, or
- (b) any wetland identified in Schedule 25.4.

Notwithstanding (a) and (b) above, removal of vegetation is permitted if it is:

- (i) pest plant clearance,
- (ii) removal of vegetation by the act of normal grazing,
- (iii) Otago Regional Council approved river control works.

Rule 6.6.3 Controlled Activities

The following activities are controlled activities (also see Rules 16.6.1 & 16.6.2): *[Amended by Consent Order 4/5/04]*

- (i) Rural Retail Sale Activity, other than those with access from a state highway, which are controlled in respect of the following matters:
 - (a) The scale of the activity.
 - (b) Vehicle access and parking.
 - (c) Signs.
 - (d) The size and location of structures.
 - (e) The location of the retail area.
 - (a) The performance standards of the Environmental Issues Section.
- (ii) An additional residential unit on a site equal to or greater than 4 ha which is controlled in respect of the following matters:
 - (a) The effect on open space and amenity values.
 - (b) Vehicle access.
 - (c) The size and location of structures.
 - (d) The performance standards of the Environmental Issues Section.
- (iii) *[Deleted by Plan Change 11, 11/10/10]*

Rule 6.6.4 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted) (also see Rules 16.6.1 & 16.6.2): *[Amended by Consent Order 4/5/04]*

- (i) Any permitted activity which does not comply with the conditions in Rule 6.6.2. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply under Rule 6.6.2. *[Amended by Plan Change 11, 11/10/10]*

- (ii) Rural Retail Sale Activity with access from a State highway. The Council's discretion is restricted to the following matters:
 - (a) The scale of the activity.
 - (b) Vehicle access and parking.
 - (c) Signs.
 - (d) The size and location of structures.
 - (e) The location of the retail area.
 - (f) The safe and efficient operation of the state highway.
 - (g) The performance standards of the Environmental Issues Section.

Rule 6.6.5 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted). In assessing an application for discretionary activities (unrestricted) Council shall have regard to the matters identified in Section 6.7:

- (i) Forestry Activity.
- (ii) Community Support Activity.
- (iii) Commercial Residential Activity.
- (iv) Rural Tourist Activity.
- (v) Structures for recreational activities with a floor area greater than 25 m².
- (vi) Any residential activity that fails to comply with the minimum site requirements of Rule 6.6.1(ii).
[Inserted by Consent Order 07/09/04]

Rule 6.6.6 Non-Complying Activities

Any activity not specifically identified as permitted, controlled or discretionary by the rules in this zone or in the rules of Sections 17 to 22 of this Plan is non-complying. This rule does not apply to activities identified as permitted, controlled or discretionary in the rules of Sections 13 to 16 of the Plan, regardless of where in the zone these activities are undertaken.

