

## **5 TOWNSHIP ZONE**

### **5.1 ZONE STATEMENT**

The Township Zones in the District incorporate those settlements that are small scale (with generally less than 200 houses) and contain a mixture of living, business, community and productive use. These settlements are set in a wider landscape of the rural area and are considered part of the rural environment both in terms of physical location, social presence and economic servicing. In general these settlements have experienced population decline in the last 18 years but currently have a relatively stable population. Persons living in settlements generally enjoy a high standard of visual, and open space amenity, but experience a degree of isolation with regard to access to employment, various professional, retail, social, cultural and recreational facilities. Some of the settlements are characterised by a lack of obvious boundaries due to their low density character.

### **5.2 DISTRICT-WIDE RULES**

Attention is drawn to the following District-Wide Rules which may **also** apply in addition to any relevant Zone Rules to activities undertaken in the Township Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Temporary Buildings and Temporary Activities Rules .....(Refer Rule 10)
- Heritage Rules.....(Refer Rule 11)
- Transport/Car Parking Rules.....(Refer Rule 12)
- Sign Rules.....(Refer Rule 13)
- Subdivision, Development and Financial Contributions Rules .....(Refer Rule 14)
- Utilities .....(Refer Rule 15)
- Hazardous Substances Rules .....(Refer Rule 16)
- Natural Hazards Rules ..... (Refer Rule 17)

### **5.3 ACTIVITIES**

#### **5.3.1 PERMITTED ACTIVITIES**

The following activities shall be **Permitted Activities**, provided that they comply with all of the Site Development Standards (Rule 5.4) and Critical Zone Standards (Rule 5.5):

- 1 **Residential Activities;**
- 2 **Home Occupations**, limited to;
  - a) a maximum gross floor area of 40m<sup>2</sup>;
  - b) goods, materials or equipment associated with a home occupation which are stored within a building;
  - c) the manufacturing, altering, repairing, dismantling or processing of any goods or articles associated with a home occupation within a building.
  - d) one full-time equivalent person who is employed in undertaking any home occupation and who permanently resides elsewhere than on the site.

- 3 **Farming Activities**, except that there shall be no bee keeping or the keeping of pigs, and
  - a) the farming of poultry shall be for domestic purposes only (refer to the definition of domestic livestock);
- 4 **Recreational Activities**, limited to outdoor recreational activities on public reserves;
- 5 **Visitor Accommodation**, limited to home-stays accommodating no more than 5 visitors at any one time;
- 6 **Services Activities**;
- 7 **Commercial Activities**;
- 8 **Industrial Activities**; except for offensive processes;
- 9 **General Community**
- 10 **Live-in Community Activities**.

### 5.3.2 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities**:

- 1 **Home Occupations**, except where listed as a Permitted Activity;
- 2 **Visitor Accommodation**, except where listed as a Permitted Activity;
- 3 **Recreational Activities**, except where listed as a Permitted Activity;
- 4 **Farming Activities**, except where listed as a Permitted Activity;
- 5 **Forestry Activities**;
- 6 **Intensive Farming**, limited to the boarding of animals;
- 7 **Any Activity** which is listed as a Permitted Activity and which complies with all of the relevant Critical Zone Standards (Rule 5.5), but does not comply with one or more of the relevant Site Development Standards (Rule 5.4).
- 8 **Any Other Activity**, which is not listed as a Permitted, Discretionary or Non-Complying Activity, and which complies with all of the relevant Critical Zone Standards under Rule 5.5.

### 5.3.4 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities**:

- 1 **Any Activity**, which is not listed as a Discretionary Activity and which does not comply with one or more of the relevant Critical Zone Standards.
- 2 **Intensive Farming**, except for the boarding of animals.
- 3 **Mining Activities**.

## 5.4 SITE DEVELOPMENT STANDARDS

### 5.4.1 Building Density

- a Minimum net area for sites containing buildings with ablution facilities shall be as follows:
  - a) 3000m<sup>2</sup> where sewerage reticulation is not available to the site; or
  - b) 400m<sup>2</sup> for residential units where sewerage reticulation is available to the site.

### 5.4.2 Building Coverage

- a The combined total areas of all buildings on each site shall not exceed the following:
  - a) For commercial, industrial or services activities: 75%
  - b) For all other activities: 35%
  - c) commercial, industrial or service activity and any other activities: 35%

### 5.4.3 Height of Buildings

Maximum height of building(s) for an activity shall be 8 metres.

### 5.4.4 Setback from Roads and Neighbours

Minimum setback of buildings for an activity shall be as follows:

- a All Sites Other Than Corner Sites
  - a) Front yard - 4.5m
  - b) Side and rear yards - 1.6m
- b Corner sites (sites with two road boundaries)
  - a) Front yard - 1 of 4.5m and 1 of 1.6m
  - b) Side and rear yards 1.6m.

except that:

accessory building(s) which are not for human habitation and not used for the housing of domestic livestock or hen runs, may be located within the minimum building setback from internal boundaries, where all stormwater is contained within the site and the total length of walls of accessory building(s) facing, and located within the minimum building setback of each internal boundary-

- a) does not exceed 10m in length, and
- b) does not contain any windows;
- c) where buildings on adjoining sites have a common wall along a site boundary, no setback is required along that part of the boundary covered by such a wall; and
- d) where an internal boundary of a site immediately adjoins an access or part of an access, which is owned or partly owned with that site or has a registered right-of-

way over it in favour of that site, the minimum setback of buildings from that internal boundary shall be 1m; and

- e) buildings, other than principal residential buildings, designed and/or used for the housing of domestic livestock, and hen runs, shall be setback 4.5m from internal boundaries.

#### **5.4.5 Recession Lines**

Building(s) for an activity shall not project beyond a building envelope constructed by recession lines from points above internal boundaries, as shown in Appendix H except that:

- 1 where buildings on adjoining sites have a common wall along an internal boundary, no recession line shall be applied along that part of the boundary covered by such a wall; and
- 2 where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines shall be constructed from points 3m above the far side of the access.

#### **5.4.6 Outdoor Living Space**

For each residential unit, a minimum area for outdoor living space, contained within the net area of the site, of 50m<sup>2</sup> with a minimum dimension of 4m shall be provided; and

The required minimum area of outdoor living space shall be designed to receive sunshine in mid-winter and be readily accessible from a living area of each residential unit.

#### **5.4.7 Family Flats**

Where a family flat does not on its own account separately comply with the Residential Density, Outdoor Living Space and Parking Standards for residential units:

- 1 the family flat building shall be relocatable; and
- 2 the landowner shall enter into a bond with the Council (in a form able to be supported by a caveat) to ensure that the family flat is removed when it is no longer required for the housing of a dependent relative.

#### **5.4.8 Outdoor Storage- Screening**

All outdoor storage associated with activities, other than residential, recreational or farming activities, shall be screened from adjoining roads and sites by planting, walls, fences or a combination to at least 1.2m in height.

#### **5.4.9 Landscaping**

There shall be a strip of landscaping of minimum depth of 2.5 metres along road boundaries for any commercial, community, recreational, industrial, service, and community and visitor accommodation activity, except where access to the site is gained.

### 5.4.10 Hours of Operation

- a) Any activity, other than residential, farming, visitor accommodation or outdoor recreation, shall be limited to the following hours of operation:
- a) a maximum total of 50 hours per week, and
  - b) 0700 to 2100 Monday to Friday and 0900 to 1700 Saturday, Sunday and public holidays; except where:
    - i) the entire activity is located within a building; and
    - ii) each person engaged in the activity outside the above hours resides permanently on the site, and
    - iii) there are no visitors, customers or deliveries to the activity outside the above hours.

### 5.4.11 Noxious or Unpleasant Activities

No activity, other than residential or farming activities, shall involve the following: panel-beating, spray-painting, motor vehicle repairs or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, rubbish collection service, motor body building, or fish or meat processing, or require a offensive trade licence under the Health Act 1956.

**Note:** *Enforcement provisions will be used under the Act where any activity produces vibration, odour, or dust or manufactures, stores, uses transports or disposes of hazardous substances in such a way that has or is likely to be either noxious, dangerous, offensive, or objectionable, to such an extent that it has or is likely to have an adverse effect on the environment.*

## 5.5 CRITICAL ZONE STANDARDS

### 5.5.1 Noise

On any site, activities, other than residential activities and outdoor recreation, shall be conducted such that the following noise limits are not exceeded at any point within the boundary of another site within the Township Zone, other than the site from which the noise is generated, during the following time frames:

Monday to Friday 7am – 10pm	55dB LAeq (15min)
Saturday 8am – 7pm	55dB LAeq (15min)
At all other times and any public holiday	40dB LAeq (15min)
Daily 10pm to 7am the following day	75dB LAFmax

#### Exemption

Noise limits shall not apply to residential activities and outdoor recreation, however the activity shall comply with the requirements of Section 16 of the Resource Management Act 1991.

Sound levels shall be measured in accordance with the provisions of NZS 6801:2008 *Acoustics – Measurement of environmental sound* and assessed in accordance with the provisions of NZS 6802:2008 *Acoustics – Environmental noise*.

## 5.6 NON-NOTIFIED RESOURCE CONSENTS

In accordance with section 77D RMA 1991, an application for resource consent required by the following **Site Development Standards** under Rule 5.4 are precluded from public notification (s95A RMA 1991) and limited notification (s95B RMA 1991) subject to sections 95A(2)(b), 95A(2)(c), 95A(4), 95B(3) and 95C of the Act:

- 5.4.1(a) Building Density
- 5.4.6 Outdoor Living Space