

RURZ

Rural Zones

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Rural Zones

Introduction

This chapter contains objectives, policies and rules for the General Rural Zone, the Rural Lifestyle Zone and the Settlement Zone.

The purpose of the Rural Zones is to manage the effects of development and ensure that rural amenity values, rural production values, rural living and settlements, and conservation values are appropriately managed to enable their ongoing use for providing for agriculture, horticulture, conservation, tourism and other rural activities within the wider rural area. The rural area of the Waitaki District spans from the high country, including Ōmārama Basin, through to the foothills and out to the plains and downland hill country. It contains a range of natural resources, including highly productive land for farming, as well as minerals, and important landscapes and ecosystems.

Significant land use change has taken place in the high country, where previous dryland farming has changed with the advent of wider irrigation practices. This has modified and, in many cases, devalued the outstanding landscape areas of the upper Waitaki high country. The high country has also been impacted by pest incursion, changing parts of the high country values through introduced pest species. The long term sustainability of pastoral farming will depend upon farmers being able to achieve economic returns from utilising the natural and physical resources of their properties. For this reason, it is important to acknowledge the potential for a range of alternative uses of rural properties that utilise the qualities that make them so valuable.

The Waitaki District remains important for the South Island's tourism economy, with the network of lakes in the District as well as the landscapes of the high-country attracting tourists, along with the coastal areas around Moeraki and the beaches and headlands, south of Ōamaru. Change in the high country which can potentially detract from its important landscape, ecological and cultural values needs to be carefully managed.

Objectives

RURZ-01 Providing for primary production activities

Primary production activities are provided for, or enabled while minimising, or where appropriate, avoiding, impacts on important ecological, cultural and landscape values for the District.

RURZ-02 Highly productive land

The benefits of highly productive land are recognised, and its availability for agricultural, horticultural and pastoral production is protected from inappropriate subdivision, use and development.

RURZ-03 Sustainable growth in settlements

Sustainable growth of rural settlements that:

1. provide for housing and/or commercial activities in appropriate locations, in a timely manner, according to growth needs; and
2. maintain rural character through appropriate controls on built form; and
3. is responsive to community and district needs; and
4. enables new development as well as redevelopment of existing settlement areas.

RURZ-04 Rural amenity values

Rural amenity values are consistent with the range of activities anticipated in the Rural Zones and do not create unacceptably unpleasant living or working conditions for the District's residents and visitors, and maintain the quality of the rural environment.

RURZ-05 Business development in rural areas

Rural areas (excluding the settlements) are retained for primary production, conservation purposes or rural lifestyle purposes, and the establishment of commercial, industrial, service, recreational and large-scale accommodation activities is limited only to those that have a reliance on and functional need, or operational need, for locating in the rural environment.

Policies

RURZ-P1 Maintenance of highly productive land

Maintain highly productive land for agricultural, horticultural and primary production, by:

1. seeking to avoid fragmentation of existing highly productive land; and
2. avoiding urban expansion onto highly productive land, unless there is no feasible alternative; and
3. directing new rural lifestyle development away from highly productive land; and
4. avoiding subdivision and land use that could result in reverse sensitivity effects on the use of highly productive land.

RURZ-P2 Maintenance of clear urban, rural lifestyle and rural areas

Maintain a clear distinction between urban, rural lifestyle and rural areas through the use of clear land use zones and avoid ad-hoc subdivision where growth to settlements or rural lifestyle areas has not been planned for.

RURZ-P3 Integration of primary production with natural and cultural values

Recognise the importance of the landscape, heritage, biodiversity and mana whenua values of the high country and Rural Scenic Landscapes, and provide for continued primary production in these areas while managing any adverse effects on the values.

RURZ-P4 Design of development in rural areas and settlements

Ensure that new development in Rural Zones is well designed and laid out, including by:

1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that any dominance, privacy and shadowing effects are minimised; and
2. within rural settlements, ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site); and
3. limiting the number and scale of buildings on sites in the rural environment unless they are of a type that is for a rural purpose; and
4. providing greater building coverage for commercial activities within settlements while ensuring residential amenity is maintained where land within rural settlements is used for residential purposes; and
5. maintaining streetscapes in residential areas in the Settlement Zone where garaging and buildings are setback from the road, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised; and
6. facilitating passive surveillance and active frontages in the Settlement Zone through controls on glazing, avoidance of blank façades, provision of habitable rooms and

fencing, and consider modification of those controls only where other active design features, such as verandas, are incorporated; and

7. minimising the adverse impact of fences on streetscape character in settlements and rural character in other Rural Zones; and
8. requiring sufficient water supply for firefighting to ensure personal safety; and
9. avoiding adverse effects from higher density development in areas where no wastewater reticulation is available.

RURZ-P5 High impact industries in close proximity to settlements

To restrict new intensive indoor primary production, intensive outdoor primary production, and extractive industries that are in close proximity to rural settlements in order to protect the amenity of settlement residents and to avoid reverse sensitivity effects on those activities.

RURZ-P6 Commercial activities in the Settlement Zone

Provide for limited scale and type of commercial activities in the Settlement Zone that maintain or enhance the character of the surrounding settlement while managing adverse effects from structures, signs, glare, noise and hazardous substances in order to maintain amenity values on adjacent residential sites.

RURZ-P7 Minor residential units

Provide for a single minor residential unit on sites to facilitate residential choice and flexibility while ensuring that the minor residential unit is subservient to the primary residential unit on the site.

RURZ-P8 Outline Development Plans

Provide for the extension of existing settlements or rural residential areas where:

1. development is in accordance with an Outline Development Plan, which is incorporated into the District Plan.
2. any use and development of land subject to an Outline Development Plan:
 - a) is in accordance with the development requirements and fixed and flexible elements in the relevant Outline Development Plan, or otherwise achieves similar or better outcomes; and
 - b) contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; and
 - c) retains and supports the relationship to, and where possible enhances, recreational, heritage and ecological features and values; and
 - d) is co-ordinated with the delivery of appropriate infrastructure; and
 - e) achieves a high level of amenity.

RURZ-P9**Intensive indoor primary production and intensive outdoor primary production**

Provide for intensive indoor primary production and intensive outdoor primary production where it can be demonstrated that:

1. the site design, layout and scale of the activity is compatible with the character and amenity values of the zone; and
2. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; and
3. there are measures to internalise effects and avoid conflict with other established activities, including primary production and residential activity.

RURZ-P10**Energy and resource efficiency**

Encourage minimisation of energy and water use and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and greywater recycling.

RURZ-P11**Management of potential pest animal species**

Carefully manage the farming of potential pest species to ensure that they are not able to be released, and do not adversely affect sensitive ecological environments.