Proposed Waitaki District Plan

Section 42A Report: RLZ Chapter

Report on submissions and further submissions

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Appendices

Appendix 1 Recommended Changes to Provisions

Appendix 2 Recommended Responses to Submissions

Appendix 3 Submissions on Withdrawn Provisions

Abbreviations

Abbreviation	Full Text
Council	Waitaki District Council
CRPS	Canterbury Regional Policy Statement
NES	National Environmental Standard
NES-CF	National Environmental Standards for Commercial Forestry 2023
NES-CS	National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
NES-DMRU	National Environmental Standards for Detached Minor Residential Units 2025
NES-ETA	National Environmental Standards for Electricity Transmission and Electric Vehicle Charging Infrastructure Activities
NES-FW	National Environmental Standards for Freshwater 2020
NES-P	National Environmental Standards for Papakāinga 2026
NES-DW	National Environmental Standards for Sources of Drinking Water 2007
NES-TF	National Environmental Standards for Telecommunication Facilities 2016
NPS	National Policy Statement
NPS-EN	National Policy Statement for Electricity Networks 2008
NPS-FM	National Policy Statement for Freshwater Management 2020
NPS-HPL	National Policy Statement for Highly Productive Land 2022
NPS-I	National Policy Statement for Infrastructure 2025
NPS-IB	National Policy Statement for Indigenous Biodiversity 2023
NPS-NH	National Policy Statement for Natural Hazards 2025
NPS-UD	National Policy Statement on Urban Development 2020
NPS-REG	National Policy Statement for Renewable Electricity Generation 2011
NPStds	National Planning Standards
NZCPS	New Zealand Coastal Policy Statement 2010
ODP	Operative Waitaki District Plan
ORPS	Otago Regional Policy Statement 2019
PDP	Proposed Waitaki District Plan
pORPS	Proposed Otago Regional Policy Statement 2021
RMA	Resource Management Act 1991

1 Submitters Addressed in Report

The tables below list the original and further submitters addressed in this report.

Table 1: Original Submitters Addressed in this Report

Sub	Submitter Name	on Behalf of	Abbreviation
163	Fire and Emergency New Zealand	Fire and Emergency New Zealand	FENZ 2
172	Bog Roy Station Limited		Bog Roy Station
191	Hadleigh Bognuda and Magdalena Stanuch		H Bognuda & M Stanuch
233	KiwiRail Holdings Limited		KiwiRail
242	Ministry of Education Te Tāhuhu o Te Mātauranga		MOED
271	Canterbury Regional Council		CRC
305	Erin Nivonne Schultz		E Schultz
306	Waitaki Property Guardians Incorporated		WPG 2

Table 2: Further Submitters Addressed in this Report

F Sub	Further Submitter Name	on Behalf of	Abbreviation
FS108	Gary Malcolm Kircher		G Kircher
FS271	Canterbury Regional Council		CRC

2 Introduction

2.1 Experience and Qualifications

1. My full name is Marcus Hayden Langman. I am independent planning consultant engaged by Waitaki District Council and have worked on the Waitaki District Plan review for the last 8 years. I have a Bachelor of Resource Studies from Lincoln University (1998).

2. I have over 25 years' planning experience, which includes working in local government, central government and private practice, with a focus on resource management consenting and policy, and having had my own consultancy for the last 10 years. My experience includes a vast array of plan changes, plan development and regional policy development, as well as consenting for small and large projects around New Zealand. In relation to the Waitaki District Plan, I have prepared a number of draft chapters for the notified plan (including a number that have been withdrawn). I have assisted with the drafting of the SPMMZ chapter and s32 report for the SPMMZ, and discussed the approach for the chapter with the original chapter author prior to notification. I was the author for the Landscape chapter, the Ecosystems and Indigenous Biodiversity chapter, Natural Character chapter and the Rural chapters and their associated s32 reports.

3. Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note and that I have complied with it when preparing this report. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. Having reviewed the submitters and further submitters relevant to this topic I advise there are no real or perceived conflicts of interest that would impede me from providing independent advice to the Hearings Panel.

2.2 Purpose and Scope of this Report

4. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions received on this topic, and to make recommendations in response to those submissions, to assist the Hearing Panel in evaluating and deciding on the submissions.

5. This report is prepared under s42A of the RMA in relation to the Rural Lifestyle Zone provisions in the PDP. It covers all provisions in the Rural Lifestyle Zone chapter, except for:

    - papakāika provisions, which were dealt with in the Mana whenua report to the first hearing stream; and
    - the spatial extent of the Rural Lifestyle Zone, which will be dealt with in the Rural Lifestyle rezoning report in the next hearing stream.

6. Note that in some instances, submissions made on the Rural Lifestyle Zones provisions have been allocated to other report topics where they are more appropriately considered together with other submissions on similar topics (e.g., infrastructure user notes), or cross-plan submissions (e.g., on providing for relocatable buildings across the PDP or providing for conservation activities across the PDP).

7. This report considers the submissions and further submissions that were received in relation to Rural Lifestyle Zone provisions. It includes recommendations to either retain provisions without amendment, or to delete, add to, or amend provisions in response to submissions. All recommended amendments are shown by way of strikeout and underlining in **Appendix 1** to this Report, or, in relation to mapping, through recommended spatial amendments to the mapping. Footnoted references to the relevant submitter(s) identify the scope for each recommended change. Recommended responses to each submission are given in **Appendix 2**.

8. Where changes are recommended, an evaluation has been undertaken in accordance with Section 32AA of the RMA.

9. The conclusions reached and recommendations made in this report are not binding on the Hearing Panel. It should not be assumed that the Hearing Panel will reach the same conclusions having considered all the information in the submissions and the evidence to be brought before them by the submitters.

2.3 Submissions on Withdrawn PDP Provisions

10. On 15 January 2026, the Council withdrew aspects of the PDP that would no longer be progressed under the Plan Stop provisions in subpart 5B of the RMA. No parts of this topic were withdrawn.

11. Submissions that were made on aspects of the PDP that have since been withdrawn (or that seek relief relating to topics that have since been withdrawn) are no longer relevant to proceedings. I note that there were no submissions on withdrawn provisions for this chapter, and no residual scope issues have been identified.

2.4 Other Procedural Matters

12. There are no other procedural matters associated with the matters addressed in this hearing report.

3 Topic Overview

3.1 Summary of Relevant Provisions of the PDP

13. This report relates to provisions associated with the RLZ chapter. This section of the report provides a brief summary of the provisions relevant to this topic.

3.1.1 General approach of the chapter

14. The Rural Lifestyle Zone provides rural-residential living opportunities for predominantly low-density rural living, that still enables some potential for primary production uses. The Rural Lifestyle Zone covers areas of land adjoining the towns of Ōamaru, Weston, Kurow, Ōmārama, Herbert and Palmerston. Some opportunity is provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the zone.

15. These areas may have particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for subdivision intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and appropriate density requirements for rural-residential development being achieved. The Rural Lifestyle Zone is not seen as an area in transition to urban activities, rather it is seen as an area that will preserve the spacious semi-rural character.

16. Some areas of Rural Lifestyle zoned land are identified in the Spatial Plan for Ōamaru, Weston and Kakanui 2022 as being suitable for future urban development beyond the lifetime of this District Plan. These areas are identified by the Future Urban Growth Overlay on the planning maps.

3.1.2 RLZ Provisions

17. The proposed provisions for the RLZ comprise:

- Objectives setting out the purpose of the RLZ, and character outcomes sought by the RLZ, being predominantly low density detached residential units on spacious sites providing opportunities for agricultural, horticultural and pastoral production activities, retention of a rural character, predominance of open space over built form, an open character and opportunity for rural outlook and where there may be some effects from primary production activities;
- Policies seeking:
    - Maintenance of a clear distinction between urban, rural lifestyle and rural areas;
    - The maintenance of the quality, character and amenity values of the RLZ;
    - That new development is well-designed and laid out;
    - That provision is made for Minor Residential Units;
    - To encourage minimisation of energy and water use and the use of low impact design; and
    - Provision that any substantial development is undertaken in accordance with an outline development plan which is incorporated into the district plan;
- Provision of a range of permitted activities, subject to standards, with a focus on primary production and residential activities;

- Permitted activities also provide for small scale activities including minor residential units, visitor accommodation, home businesses, small scale commercial retail of farming produce that can supplement rural living;
- Activities with a wider range of effects are provided for as restricted discretionary or discretionary (including activities that do not meet the permitted standards);
- Specific provision for intensive primary production, industrial activity, service activity and retirement villages as a non-complying activity;
- Built form standards provide for:
    - One residential unit per hectare (average), or 1 residential unit where the site is between 3000m2 and one hectare;
    - A maximum building coverage of 500m2 or 5%, whichever is the larger, with an exclusion for rainwater tanks;
    - A maximum height of 8m for residential buildings and10m (with exemptions), except where located in the Ōmārama approach surface;
    - Road setbacks of 20m from State highways and 10m from other formed roads;
    - A 10m setback from internal boundaries for residential buildings, 4.5m for buildings housing dogs or poultry, 30m for buildings housing any other animals, 6m for other buildings greater than 15m2 and 1.6m for buildings less than 15m2, with an exemption for rainwater tanks;
    - A requirement for rural style fencing;
    - Provision for crop protection structures;
    - Management of hours of operation; and
    - Firefighting water supply and access standards.

3.2 Background to Relevant Provisions

18. The RLZ replaces the Rural Residential chapter provisions in the ODP. The structure of the operative provisions provides for a range of activities, however, as noted in the s 32 report for the chapter, a number of gaps were identified in relation to the range of activities provided for within the zone.

19. The operative provisions were taken into account as part of development of the SETZ chapter, with updates to provide currency, address gaps, and to be consistent with the revised structure of the plan in accordance with the National Planning Standards.

4 Overview of Submissions

20. The full list of submission points addressed in this report is set out in **Appendix 2**. Overall, 87 original submission points and 20 further submission points are addressed.

21. The following table provides a brief summary of the key issues raised in submissions, which are discussed in more detail in the 'Evaluation of Submissions' section of this report.

Table 3: Summary of Key Issues Raised in Submissions

Issue Name	Summary of Issue	Position of Submitters
Re-allocated general submissions	Submissions seeking functionality of objectives, policies and rules, encouragement of non-regulatory approaches, clear concise expression, removal of duplication and improved cross-referencing.	5 submission points by Terramark and FFNZ have been re-allocated across the district plan having broad application to assist with the functionality of the district plan.
Objectives	Whether the SETZ objectives are appropriate for achieving the purpose of the Act.	4 submission points seeks changes to the objectives. Changes sought seek to delete reference to protecting important ecological, cultural and landscape values in relation to primary production. In relation to business development in rural areas, request changes include extension of the objective to cover non-rural activities, recognition of emergency service facilities, and enablement of activities where effects can be avoided, remedied or mitigated.
Policies	Whether the SETZ policies are the most appropriate for implementing the objectives of the PDP.	11 submission points seek changes to the SETZ policies. Two submission points seek to simplify RLZ-P1 and remove reference to avoidance of ad-hoc subdivision where it has not been planned for. Two submission points seek a range of changes to RLZ-P2, which delete much of the guidance in relation to maintenance of the qualities, character and amenity values of the RLZ. Four submission points seek changes to RLZ-P3. One seeks to widen the scope of the importance of water for firefighting water supply, while two seek amendment that water supply for firefighting is only needed where appropriate. One submission point seeks to include a requirement that development is adequately serviced for wastewater

Issue Name	Summary of Issue	Position of Submitters
		and stormwater collection, treatement and disposal. Two submission points seek to amend RLZ-P5 to provide so that energy and resource efficiency is only encouraged where appropriate. 1 submission point seeks an additional policy to recognise compatible and complementary activities.
Primary production	Whether forestry activities should be excluded from rules related to primary production.	1 submission point seeks that the rule relating to primary production does not encompass forestry activities.
Shelterbelts	Whether the rules for amenity planting and shelterbelts should be tightened in relation to pests, pest agents and organisms of interest.	1 submission point seeks that the definition of pests is refined in the rule, and that planting of pests, pest agents, or organisms of interest as part of amenity planting or shelterbelts is prohibited.
Visitor accommodation	Whether visitor accommodation should be more widely provided for in the zone, with a less restrictive activity status.	2 submission points seek amendment of RLZ-R8 so that visitor accommodation is more widely permitted, and where there is non-compliance with the permitted standards, a restricted discretionary activity status is proposed.
Commercial activity	Whether commercial activities not otherwise provided for should be discretionary or non-complying.	2 submission points seek a change to commercial activities that do not meet the permitted standards from non-complying to discretionary.
Educational facility	Whether educational facilities should be restricted discretionary or fully discretionary in the RLZ	1 submission point seeks that educational facilities are a restricted discretionary activity (rather than fully discretionary as proposed), and a rule is proposed by the submitter to address the request.
RLZ Standards	Whether the permitted standards applying to activities are appropriate for implementing the objectives for the RLZ.	12 submissions seek a range of changes to the RLZ standards, addressing maximum height, building coverage, road and rail boundary setbacks, internal boundary setbacks, fencing, hours of operation, and servicing and firefighting water supply and access.

5 Relevant Statutory Provisions

22. The assessment for the PDP includes the matters identified in sections 74-76 of the RMA. This includes whether:

- it is in accordance with the Council's functions (s74(1)(a));
- it is in accordance with Part 2 of the RMA (s74(1)(b));
- it will give effect to any national policy statement or operative regional policy statement (s75(3)(a) and (c));
- the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA (s32(1)(a));
- the provisions within the plan change are the most appropriate way to achieve the objectives of the District Plan (s32(1)(b)).

23. In addition, assessment of the PDP must also have regard to:

- any proposed regional policy statement, and management plans and strategies prepared under any other Acts (s74(2));
- the extent to which the plan is consistent with the plans of adjacent territorial authorities (s74 (2)(c)); and
- in terms of any proposed rules, the actual or potential effect on the environment of activities including, in particular, any adverse effect.

5.1 Impact of RMA Reform

24. The Planning Act 2026 (PA) received royal assent on 30 September 2026, introducing a new planning regime that will eventually replace the Resource Management Act 1991 (RMA). In the meantime, the finalisation of the PDP continues under the RMA.

25. The PA will make amendments to the RMA one month after its royal assent (on 30 October 2026, between publication of this report and commencement of the Stream 4 hearing), with the changes applying for the transitional period. These changes include:

- The addition of section 104(1A) to the RMA, meaning that certain matters must be disregarded in assessing resource consent applications for residential activities;
- The addition of section 76(6) to the RMA, which requires that a rule in a district plan must not require a resource consent for an activity solely because it relates to a matter specified in section 104(1A); and
- The addition of section 76A to the RMA, allowing (but not requiring) territorial authorities to amend a district plan without using the process in Schedule1 to remove provisions that relate to matters specified in section 104(1A).

26. Section 104(1A) is given below:[1]

[1] Available at the time of writing in Part 2 of Schedule 12 to the Planning Act 2026: Planning Act 2026 | New Zealand Legislation

After section 104(1), insert:

(1A) When considering the effects of a district land use activity, a consent authority must disregard—

(a) any of the following where they relate to residential activities (except in relation to the protection of historic heritage):

(i) the area of glazing:

(ii) the presence or absence of balconies:

(iii) the outdoor living space:

(iv) the internal layout:

(v) the size of a residential unit:

(vi) the size of landscaped areas (except in relation to permeability):

(b) negative effects of development on trade competition, including on competing providers of input goods and services:

(c) effects on retail distribution:

(d) in relation to a project,—

(i) any lack of demand for the project; or

(ii) the fact that the project is not financially viable:

(e) the type of residents to be housed in a new development:

(f) views from private property.

(1B) When considering an application for a district land use consent, the consent authority may disregard a national environmental standard, a plan or proposed plan, a national policy statement, or a regional policy statement to the extent that it regulates or purports to regulate a matter described in subsection (1A).

(1C) A person who exercises a power or performs a function under this Act must not, except as provided in Schedule 1 of the Planning Act 2026, consider elements of or instruments made under that Act or the Natural Environment Act 2026 in the determination of a resource consent application or notice of requirement lodged under this Act during the transition period.

(1D) Despite subsection (1C), the consent authority must consider the extent to which its decision on a resource consent application is consistent with—

(a) any relevant decided regional spatial plan; or

(b) any relevant future development strategy published before the notification of that plan.

27. These provisions largely do not affect the operation of the RLZ.

28. I have been cognisant that the PA does not provide for non-complying activities. While I acknowledge that the decisions are required to be made under the RMA for this topic, I have been careful to consider whether, where a request has been made to change an activity from non-complying to another consent status, that consideration is carefully given to whether non-complying is still warranted.

29. I acknowledge that the current planning environment presents uncertainties regarding the potential for further changes to legislative direction if there is a change of Government. My recommendations are made based on the law as it will stand at the date of the hearing for this report. Should any further changes to the law occur prior to the Panel issuing its decision, those recommendations may need to be revisited.

30. Remaining provisions that cannot be implemented will be identified for consents planners outside of the PDP process. Council may also consider removing the remaining out-of-scope provisions outside of the PDP process, although it is not obligated to do so under s76A.

6 Statutory Instruments

31. The s32 report for Rural Zones set out the statutory requirements and relevant planning context for this topic in more detail.[2] The sections below summarise the most relevant provisions from the most relevant planning instruments and highlight any pertinent changes to national direction that have occurred since the PDP was notified. In my opinion, the only relevant significant changes that has occurred since notification is the release of the NPS-I, and NES-DMRU.

6.1 National Policy Statement on Infrastructure 2025 (NPS-I)

32. The NPS-I came into force on 15 January 2026, after notification of the PDP, and decision-makers must give effect to it on and from that date.

33. Under the NPS-I, infrastructure includes all infrastructure as defined by the RMA and additional infrastructure as defined in the NPS-I, thereby expanding the traditional planning understanding of the term 'infrastructure'.

34. The objective of the NPS-I is to ensure the national, regional and local benefits of infrastructure are provided for, and to enable infrastructure to support a range of outcomes, among other matters. Detailed policies set out how the objective is to be achieved but the NPS-I does not include an implementation section with any additional details.

35. The NPS-I is relevant to the consideration of submissions addressed in this report in relation to schools and fire and emergency services facilities, which fall within the definition of additional infrastructure in the NPS-I, and are thereby covered by its provisions for infrastructure activities.

36. The implications of the NPS-I for responding to submissions are addressed in the relevant sections of this report.

6.2 National Environmental Standards for Detached Minor Residential Units 2025 (NES-DMRU)

37. The NES-DMRU came into force on 15 January 2026 after notification of the PDP. It sets out national environmental standards for minor residential units that are completely detached from their principal residential units.

38. The NES-DMRU applies across the country, permitting one DMRU per site in Māori purpose, mixed use, residential, and rural zones, if the DMRU complies with certain standards and rules.

39. The PDP provides for minor residential units generally (i.e. they do not need to be detached from their principal residential units) across several zones, including the SETZ

[2] Available online: https://www.waitaki.govt.nz/files/assets/public/v/1/files/our-council/consultation/2025/pdp/section-32/section-32-evaluation-report-rural-zones.pdf

addressed in this report. In this zone, one minor residential unit is permitted per site subject to conditions, and other rules and standards also apply.

40. Regulation 9 of the NES-DMRU allows for district plan rules and standards that are more lenient than regulations 5(1) or 6. However, it does not provide for district plan rules or standards to be more stringent than the NES. For the purpose of the NES-DMRU, the SETZ is defined as a rural zone. A comparison of the relevant NES regulations and PDP rules and standards covered by this report is given in **Table 4** below. This shows that the PDP is more stringent than some aspects of the NES-DMRU. However, the PDP aspects that are more stringent (standards for building coverage and minimum setback from road boundaries) apply to building activity generally, not just to MRUs.

Table 4: Interaction between NES-DRMU regulations and equivalent PDP GRZ & MRZ rules

NES-DMRU regulation	Equivalent PDP rules	PDP more lenient, stringent, or the same
5(1): one DMRU per site is a permitted activity within a residential zone	RLZ-R7 permits one MRU per site. RLZ-S1 excludes MRUs from the calculation of residential site density.	The same
6(a): Floor area equal to or less than 70m²	RLZ-R7 permits MRUs that do not exceed a gross floor area of 80m². Note that the NES uses the term 'floor area' (relating to internal dimensions) which has a different definition to 'gross floor area' in the PDP (relating to external dimensions).	More lenient
6(b): Building coverage complies with the district plan in a rural zone	RLZ-S3 permits building coverage up to 500m² or 5%, which ever is the greater (noting the recommendation in this report to increase the percentage coverage).	The same
6(c): Setback from principal residential unit no less than 2m	No rules (managed by the Building Act 2004).	More lenient
6(d): Setback from boundary no less than 10m from the front boundary or 5m from a side or rear boundary in a rural zone	RLZ-S5 requires a 10m setback from internal boundaries. RLZ-S4 requires a minimum setback of 20m from a state highway, 10m from any other formed road, and 4.5m from a rail corridor boundary.	More strict A DMRU must comply with standards in a district plan that manage reverse sensitivity (Regulation 7(3)(b)(ii)), which would include increased setbacks from some boundaries.
7(4): has the effect of requiring that various PDP standards that apply to building activity, residential activity, or residential units do not apply to a DMRU permitted by the NES. For example, maximum height, height in relation to boundary and outdoor living space standards do not apply, so there is no need to assess whether they are more stringent than the NES-DMRU.		

41. Section 44A of the RMA sets out how district plan duplication of, or conflict with, an NES is to be managed. In accordance with clause (4) of Section 44A (where Section 43A(5)(c) of the RMA applies) the local authority must amend the proposed plan to remove the duplication or conflict without using the process in Schedule 1 as soon as practicable after the date on which the standard comes into force.

42. A full cross-plan review of the interaction between PDP minor residential unit provisions with the NES-DMRU has not yet been done. Once this is practicable to complete, a report

would go to Council for approval to remove the relevant conflict from the PDP without using the Schedule 1 process. However, a Schedule 1 process could also be required to resolve any entanglement issues that arise, given that the PDP provisions apply to MRUs broadly and not just to DMRUs.

43. For the PDP, there are no submissions seeking changes for residential buildings in RLZ-S5. As such, I do not consider there is any scope to amend the internal boundary setback to align with the NES-DMRU.

44. There are no other relevant rules in the RLZ chapter that reference MRUs.

45. Overall, it is appropriate that Council address the conflict issues through a separate process than the one the Hearing Panel is currently tasked with.

6.3 Regional Policy Statements

46. Waitaki District is partly within the Canterbury region and Otago region, being subject to two regional policy statements. The Canterbury Regional Policy Statement (CRPS) has not been amended since the PDP was notified. However, the Otago Regional Policy Statement 2021 (ORPS) has been made fully operative, replacing the earlier version.

47. In my opinion, the detailed level of change that is proposed as a result of submissions is at a level that is not impacted by the provisions of either the ORPS or the CRPS. As such, no further evaluation has been undertaken.

7 Evaluation of Submissions

7.1 Approach to Evaluation

48. Submissions addressed under the RLZ topic address matters that relate to the RLZ and are aligned with the key issues identified in Table 3 in the following manner:

- Objectives
- Policies
- RLZ-R2 Primary production
- RLZ-R3 Shelterbelts
- RLZ-R8 Visitor accommodation
- RLZ R11 Commercial activity
- RLZ-R15 Educational facilities

49. The assessment of submissions generally follows the following format:

- A brief summary of the relevant submission points.
- An analysis of those submission points.
- Recommendations, including any amendments to plan provisions and the related assessment under s32AA.

50. Clause 10(2)(b), Schedule 1 of the RMA provides for consequential changes arising from the submissions to be made where necessary, as well as any other matter relevant to the PDP arising from submissions. Consequential changes recommended under clause 10(2)(b) are footnoted as such.

51. Clause 16(2), Schedule 1 of the RMA allows a local authority to make an amendment to a proposed plan without using a Schedule 1 process, where such an alteration is of minor effect, or may correct any minor errors. Any changes recommended under clause 16(2) are footnoted as such.

52. Further submissions have been considered in the preparation of this report, but in general, they are not specifically mentioned because they are limited to the matters raised in original submissions and therefore the subject matter is canvassed in the analysis of the original submission. Further submissions may however be mentioned where they raise a valid matter not addressed in an original submission. Further submissions are not listed within Appendix 2. Instead, recommendations on the primary submissions indicate whether a further submission is accepted or rejected as follows:

- Where a further submission supports a primary submission and the primary submission is recommended to be accepted, or where a further submission opposes a primary submission and the primary submission is recommended to be rejected, the further submission is recommended to be accepted.
- Where a further submission supports a primary submission and the primary submission is recommended to be rejected, or where a further submission opposes a primary submission and the primary submission recommended to be accepted, the further submission is recommended to be rejected.
- Where a further submission supports or opposes a primary submission and the primary submission is recommended to be accepted in part, then the further submission is recommended to be accepted in part.

7.2 Provisions where No Change is Sought

53. The following provisions included within the Rural Lifestyle Zone chapter were either not submitted on, or any submissions received sought their retention. As such, they are not assessed further in this report, and I recommend that the provisions are retained as notified:

- RLZ Introduction
- RLZ-O1 Purpose of the Rural Lifestyle Zone
- RLZ-O2 Character of the Rural Lifestyle Zone
- RLZ-O5 A range of activities anticipated in the Rural Lifestyle Zone are provided for, while rural lifestyle amenity values are maintained
- RLZ-P4 Minor residential units
- RLZ-P6 Outline development plans
- RLZ-R1 Building activity
- RLZ-R4 Residential activity
- RLZ-R5 Residential unit

- RLZ-R6 Accessory building
- RLZ-R7 Minor residential unit
- RLZ-R9 Home business (excluding primary production activity)
- RLZ-R10 Recreational activity
- RLZ-R14 Community facility
- RLZ-R16 Retirement village
- RLZ-R17 Any other activity not provided for as a permitted, restricted discretionary, discretionary or non-complying activity
- RLZ-R18 Intensive indoor primary production and intensive outdoor primary production
- RLZ-R19 Industrial activity
- RLZ-S1 Residential site density
- RLZ-S7 Crop protection structures

7.3 Re-allocated submissions

54. The following table sets out the submission points covered in this section of the report (which may be individually or more broadly discussed). The decision requested in relation to each point is provided in full in **Appendix 2**. 5 original submission points are addressed here.

Submitter Name	Submission Point Number(s)
Terramark	176.2
FFNZ	246.1, 246.2, 246.3, 246.7

7.3.1 Submissions

55. Terramark [176.2] seeks that the PDP incorporates objectives and policies to support proposed rules in PDP which provide clear direction to consent applicants and decision-makers. It considers that many rules do not include any link or relationship to an objective or policy.

56. FFNZ [246.1, 246.2, 246.3, 246.7] seeks that there are policies to support rules set out in the PDP which provide clear direction to consent applicants and decision-makers as it considers the PDP lacks a coherent policy framework to justify the rules it contains. It seeks clearer identification of significant resource management issues in the description of the district chapter, the strategic directions chapter and the introductory text for each chapter, or otherwise as required. FFNZ also seeks that where policies 'encourage' various actions, the Council adopts non-regulatory methods in the PDP to support their implementation, and that if it does not, the policies risk being ineffective and unsupported. Lastly, it seeks amendment of the plan to reduce the number of provisions, use of clear and simple language, remove unnecessary duplication and provide clearer cross-referencing between chapters.

7.3.2 Analysis

57. No specific changes are sought to the provisions of the SETZ chapter as a result of the submissions. I consider that the changes recommended to the chapter as outlined in the following sections addresses to some extent the relief sought by the submitters. However the submission points do provide the Hearing Panel with reasonably wide scope to improve the chapter as it sees fit. Taking into account the recommended changes to the chapter, at this stage I do not propose any amendments as a result of these submissions, pending consideration of further evidence or specific changes sought.

7.3.3 Recommendations

58. I recommend no changes to the proposal.

7.3.4 Evaluation

59. No further evaluation is required.

7.4 Objectives

60. The following table sets out the submission points covered in this section of the report (which may be individually or more broadly discussed). The decision requested in relation to each point is provided in full in **Appendix 2**. 7 original submission points and are addressed here.

Submitter Name	Submission Point Number(s)
CRC	271.604, 271.605
E Schulz	305.270, 305.271
WPG 2	306.270, 306.271
FENZ 2	163.100

7.4.1 Submissions

RLZ-O3 Providing for primary production activities

61. Three submissions address RLZ-O3 in relation to primary production activities. CRC [271.604] seeks to retain the objective as notified. E Schultz [305.270] and WPG 2 [306.270] seek to amend the objective to recognise that primary production can be compatible with other values (in relation to protection of important ecological, cultural and landscape values) by seeking to amend the objective as follows:

Primary production activities are provided for, or enabled where appropriate, ~~while protecting important ecological, cultural and landscape values for the District~~.

RLZ-O4 Business development in rural areas

62. Four submissions address RLZ-O4 Business development in rural areas. CRC [271.605] seeks to retain the objective as notified.

63. FENZ 2 [163.100] seeks to extend the scope of the objective to cover non-rural development, not just business activities. It also seeks recognition of emergency service facilities in the objective.

64. E Schulz [305.271] and WPG 2 [306.271] seek an addition to the policy, that enables activities where any adverse effects can be avoided, remedied or mitigated. They consider that other activities may also be appropriate if they meet this test.

7.4.2 Analysis

RLZ-O3 Providing for primary production activities

65. I do not agree with the amendment sought by E Schultz [305.270] and WPG 2 [306.270]. I consider that it is important to retain the qualifier that important values are protected; and that this is an outcome that should be recognised in the zone in relation to primary production activities. There may be circumstances where the zone is sought to be extended, and to recognise that primary production activities can have effects on those values. This does not impact on existing use rights that are enabled under the plan. As such, I recommend that the submissions seeking change should be rejected and the submission from CRC seeking retention of the objective be accepted.

RLZ-O4 Business development in rural areas

66. CRC [271.605] seeks to retain the objective as notified, with FENZ 2 [163.100] seeking recognition of emergency service facilities in the zone. I agree that amendment of the heading of RLZ-O4 as sought by FENZ 2 is appropriate as the objective also addresses non-business activities (such as recreation and conservation activities. I agree that provision for emergency service facilities (which fall under the definition of community facilities) is an appropriate addition to the Rural Lifestyle Zone. I consider it generally unlikely that emergency services will establish in the Rural Lifestyle Zone, given that all are currently attached to existing settlements, however, given their location near these settlements, opportunities may arise to establish these as a discretionary activity under the notified zone provisions. Sufficient space within the larger sites provided in the zone should enable effects to be managed and contained, noting that emergency service facilities provide a direct benefit to the local community.

67. I do not consider the amendment sought by E Schultz [375.271] and WPG 2 [306.271] to be appropriate. Zones provide a strategic framework for particular activities to take place, and serve to direct appropriate activities to appropriate locations. Given the purpose of the zone, I do not consider that it is sufficient to just avoid, remedy or mitigate adverse effects. As such, I consider that the relief sought by the submitters is rejected.

7.4.3 Recommendations

68. I recommend the following changes are made to the proposal.

69. Amend RLZ-O4 to recognise emergency service facilities and to amend the heading as sought by FENZ 2 [163.100], as follows:

RLZ-O4 Non-rural~~Business~~ [3]development in rural areas

Rural areas are retained for primary production, conservation or rural lifestyle purposes, and the establishment of commercial activities, industrial activities, recreational activities, ~~and~~ [4]non-residential visitor accommodation activities and emergency service facilities[5] is limited only to those that are reliant on the resources, or have a functional need or operational need to establish in the rural environment.

7.4.4 Evaluation

70. The recommended change is more appropriate for achieving the purpose of the Act, by enabling people to provide for wellbeing and health and safety through the provision of emergency service activities within the zone. This may result in the more efficient provision of land for emergency services, where locations are not available within existing settlements. Noting that provision is made for these activities as non-rural development (rather than business development) increases clarity about the subject matter being addressed, and is therefore more effective for users of the PDP. Overall, I consider the amendments recommended better achieve the purpose of the Act.

7.5 Policies

71. The following table sets out the submission points covered in this section of the report (which may be individually or more broadly discussed). The decision requested in relation to each point is provided in full in **Appendix 2**. Overall, 14 original submission points and 1 further submission point are addressed here.

Submitter Name	Submission Point Number(s)
MOED	242.53
CRC	271.607, 271.608, 271.609, 271.611
E Schulz	305.273, 305.274, 305.275, 305.276
WPG 2	306.273, 306.274, 306.275, 306.276
FENZ 2	163.101
Further submitter name	**Further submitter number**
CRC	FS271

7.5.1 Submissions

RLZ-P1 Maintenance of clear urban, rural lifestyle and rural areas

72. CRC [271.607] seeks the retention of the policy as notified. E Schultz [305.273] and WPG 2 [306.273] seek amendments to the policy as they consider "clear" is undefined, through the following requested change:

[3] FENZ 2 [163.100]
[4] FENZ 2 [163.100]
[5] FENZ 2 [163.100]

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

RLZ-P2 Rural Lifestyle Zone character and amenity values

73. CRC [271.608] seeks the retention of the policy as notified. E Schultz [305.274] and WPG 2 [307.274] support the intent of the policy to maintain rural lifestyle character and amenity values, but subject to appropriate controls. It seeks an amendment of the policy as follows:

Maintain the qualities, character and amenity values of the Rural Lifestyle Zone by:
1. achieving a low-density residential environment ~~with a built form dominated by detached residential units which, other than minor residential units, are established on their own separate sites~~; and
2. ensuring the scale and location of buildings on sites maintain a sense of openness and space between residential units and buildings on adjoining sites; and
3.~~ensuring that~~ encourage and retain open space character ~~predominates over built form on every site~~; and
4.~~retaining the open character and outlook from sites to rural areas through standards for boundary fences, including height, visual permeability and materials; and~~
5.~~ensuring that there are~~ encourage low levels of noise, outdoor lighting, dust and odour; and
6. providing for rural activities on larger sites, where adverse effects are able to be internalised within the site; and
7. providing for a ~~more~~ limited range of services within the zone that directly support ~~than would be available in Residential or Rural Zones, with limited opportunities for~~ activities provided for in the zone ~~other than those ancillary activities to a residential or rural activity~~; and
8. ensuring any activity:

a. has a built form and scale of activity consistent with the rural lifestyle character and amenity values of the zone; and

b. does not result in adverse effects which are incompatible with the character and amenity values of the zone.

RLZ-P3 Design of development in rural lifestyle areas

74. Four submissions were made on this policy. FENZ 2 [163.101] seeks to amend clause 3 which relates to sufficient water supply for firefighting to remove the reference personal safety, and expand this to instead reference that the purpose of water supply is to enable people and communities to provide for their wellbeing, health and safety. CRC [271.609] seeks the addition of a clause that requires development to be adequately serviced for wastewater and stormwater collection, treatment and disposal. E Schultz [305.275] and WPG 2 [306.275] seek that clause 3 in relation to firefighting is amended so that provision for sufficient water supply for firefighting is only provided "where appropriate".

RLZ-P5 Energy and resource efficiency

75. CRC [271.611] seeks retention of the policy. E Schultz [305.276] and WPG 2 [306.276] seek that the policy is amended so that the policy encourages the matters addressed by the policy "where appropriate" as a qualifier to the policy.

Additional policy

76. MOED [242.53] seeks the addition of a new policy that provides for a range of compatible and complimentary [*sic*] activities as set out below:

> *RLZ-PX – Compatible and Complimentary Activities*
>
> *A range of compatible and complimentary commercial, education, community, health and emergency activities occur in the Rural Lifestyle Zone.*

77. MOED acknowledges that the primary purpose of the Rural Lifestyle Zone is to provide for residential activities on larger lots within rural environments, but considers that educational facilities should be provided for where there is potential need for these within rural communities. For this reason, it seeks a policy that specifically enables the provision of educational facilities within Rural zones to support the educational needs of rural communities.

7.5.2 Analysis

RLZ-P1 Maintenance of clear urban, rural lifestyle and rural areas

78. In relation to the submissions by E Schultz [305.273] and WPG 2 [306.273], I do not share the submitters' concerns that "clear" is not well defined. In this circumstance, it refers to a well-defined edge between the zones, ensuring that throughout the zone (in this case the RLZ) that there is a consistent character which is further defined by RLZ-P2. This will differ from the urban or settlement zones in the adjacent zone, and the wider rural area outside the RLZ. The notified drafting better recognises RLZ-O2, which seeks to maintain a semi-rural character and amenity values that are distinct from both rural and urban zones. In relation to the deletion of the last part of the policy as sought by the submitters, no reasons are given for the deletion. I consider that it is important to retain a policy approach to avoid *ad-hoc* subdivision where growth to settlements has not been planned for. This is important for ensuring that urban development doesn't "bleed" into the RLZ, as this is not the character that will be valued by those within the zone, and would likely cause conflict with the defined character of the zone.

79. As such, I recommend that the submissions are rejected, and that the submission of CRC [271.607] which seeks retention of the policy as notified is accepted.

RLZ-P2 Rural Lifestyle Zone character and amenity values

80. E Schultz [305.274] and WPG 2 [306.274] have sought to delete large parts of the policy, with no reasons given in the submission. The policy is an important 'hanger' for the implementation of rules in the zone. In particular, the submitters' request to include the word "encourage" in parts of the policy is not supported, given that there are rules that seek implementation of the directions contained therein. In my opinion, the existing wording provides a clear expectation for residents and the Council as to the anticipated planning framework in the zone and the character and amenity values to be maintained.

81. I recommend that the submissions points are rejected, and that the submission of CRC [271.608] seeking retention of the policy as notified is accepted.

RLZ-P3 Design of development in rural lifestyle areas

82. The FENZ 2 proposed amendment [163.101] is appropriate in my opinion, as it more broadly recognises that fire safety is not just about personal safety, but also about property, which forms part of people and communities' wellbeing [and health and safety] and as such, I recommend the change sought by FENZ 2 is accepted. E Schultz [305.275] and WPG 2's requested insertion that firefighting water supply is provided "where appropriate" is not supported. I consider that where new development is being provided this should always be provided, and it is not a question of appropriateness. As such, I recommend that both of those submission points are rejected.

83. In relation to the submission from CRC [271.609] to include a new clause that seeks to recognise that it is important that development is adequately serviced for wastewater and stormwater collection, treatment and disposal, I recommend that the submission is accepted. The addition sought recognises standard RLZ-S9 which requires connection to reticulated services where these are available, and is therefore an appropriate addition to the policy.

RLZ-P5 Energy and resource efficiency

84. I do not support the request by E Schultz [305.276] and WPG 2 [306.276] to add "where appropriate" to Policy RLZ-P5. The policy is an "encourage" policy, and doesn't result in any mandatory requirements for development. The insertion of the words "where appropriate" would therefore have no effect, and I consider their addition to be redundant. As such, I recommend rejecting those submissions, and accepting the submission of CRC [271.611] to retain the policy as notified.

Additional policy

85. In my opinion, the policy requested by MOED [242.53] does not provide any additional guidance compared to the policies that are already in the chapter, in particular RLZ-P2, which provides a more detailed outline of what might be considered compatible and complementary. The policy sought by the submitter does not, in my view assist a decision-maker in determining whether an activity is appropriate or not. In my view, that is better guided by notified policy RLZ-P2. As such, I recommend rejecting the requested policy.

7.5.3 Recommendations

86. I recommend the following changes to the proposal.

87. Amend RLZ-P3 in response to the submissions by FENZ 2 [163.101] and CRC [271.609] in relation to firefighting water supply and servicing for wastewater and stormwater as follows:

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

1. ensuring that the bulk, scale and location of buildings on sites is appropriate for the environment of the zone, and that any dominance, privacy and shadowing effects are minimised; and
2. limiting the number and scale of buildings on sites in the rural lifestyle environment unless they are of a type that is for a rural lifestyle purpose; and
3. requiring sufficient water supply for firefighting to enable people and communities to provide for their wellbeing and for their health and safety~~ensure personal safety;~~[6] *and*
4. avoiding adverse effects from higher density development in areas where no wastewater reticulation is available~~.~~, and
5. requiring development to be adequately serviced for wastewater and stormwater collection, treatment and disposal.[7]

7.5.4 Evaluation

88. The amendments proposed to policy RLZ-P3 better enable provision for residential activities to occur, and therefore better implement RLZ-O1, which seeks to provide for residential activities while providing for primary production to occur. No additional costs or benefits are identified, given that the recommended changes are already implemented by rules, however I consider the provisions are more effective as they give better guidance to decision-makers as to the reasons for the rules, should any consent applications arise.

7.6 RLZ-R2 Primary production

89. The following table sets out the submission points covered in this section of the report (which may be individually or more broadly discussed). The decision requested in relation to each point is provided in full in **Appendix 2**. One original submission point is addressed here.

Submitter Name	Submission Point Number(s)
CRC	271.614

7.6.1 Submissions

90. CRC [271.614] seeks to exclude forestry activities from Rule RLZ-R2, which provides for primary production as a permitted activity. CRC considers that controls of forestry activities in the RLZ are needed, particularly in relation to wildfire and wildings.

7.6.2 Analysis

91. I agree with the exclusion sought by CRC, but not for the reasons given. Forestry activities are covered by the NES-CF, providing for a range of activities related to commercial forestry under the NES. As such, I consider it appropriate that forestry activities are excluded from the permitted activity status.

6 FENZ 2 [163.101]
7 CRC [271.609]

7.6.3 Recommendations

92. I recommend the following changes to the proposal.

93. Amend the heading for RLZ-R2 as follows:

> *RLZ-R2 Primary production (excluding mining activity, quarrying activities, forestry activities,[8] and intensive outdoor primary production)*

7.6.4 Evaluation

94. The exclusion of forestry activities from the permitted primary production activity provides for these activities to be managed under the NES-CF. In my opinion, this better recognises the wider range of controls that are particular to forestry activities that are provided for under the NES-CF. The amendment is efficient, and effective by giving effect to the higher order document. Given the generally small site size applying to the RLZ (at a minimum average of 1ha), I consider that it is unlikely that forestry activities are likely to establish in the zone. As such, I do not consider that there are any associated costs or benefits associated with the change, and that the change is the most appropriate for implementing the objectives for the RLZ, in particular that it primarily provides for rural residential living with primary production provided for while protecting important ecological, cultural and landscape values under Objective RLZ-O3, all of which are addressed under the NES-CF.

7.7 RLZ-R3 Shelterbelts

95. The following table sets out the submission points covered in this section of the report (which may be individually or more broadly discussed). The decision requested in relation to each point is provided in full in **Appendix 2**. One original submission point is addressed here.

Submitter Name	Submission Point Number(s)
CRC	271.615

7.7.1 Submissions

96. CRC [271.615] seeks that the rule relating to amenity planting and shelterbelts is amended to change the permitted standards for them so clearly identify that the use of pests, pest agents or organisms of interest under the relevant regional pest management plan are avoided, and change the non-compliance with the rule standard from discretionary to prohibited. It considers that discretionary status is not strict enough for planting pest species, which should be prohibited.

97. The change sought is set out as follows:

> *PER-1 The amenity planting or shelterbelt does not involve planting of ~~species that are , or can become~~ any pest ~~species as~~, pest agent, or organism of interest identified in the relevant Regional Pest Management Plan*

[8] CRC [271.614]

...

Activity status when compliance is not achieved: Discretionary
Where:
DIS-1
Compliance is not achieved with ~~PER-1~~, PER-2, PER-3, PER-4, and/or PER-5

Activity status when compliance is not achieved: Prohibited
Where:
PRO-1

Compliance is not achieved with PER-1

7.7.2 Analysis

98. I agree with the amendment sought by CRC. There are a large range of other species that can be utilised for amenity planting other than pests, pest agents, and organisms of interest, and the amended wording better encompasses the range of pest plant species that are covered by both the Canterbury and Otago Regional Pest Management Plans. Prohibited status needs to be used carefully in district plans, however in this circumstance, it is unlikely that a consent would ever be granted for enabling the planting of these species. As such, in my opinion, prohibited activity status is appropriate, and I recommend that the changes sought by CRC are accepted.

7.7.3 Recommendations

99. I recommend the following changes to the proposal.

100. Amend RLZ-R3 in response to the submission by CRC [271.615] to prohibit the use of pest species, pest agents and organisms of interest in shelterbelts or amenity planting as follows:

PER-1 The amenity planting or shelterbelt does not involve planting of ~~species that are , or can become~~ any pest ~~species as~~, pest agent, or organism of interest [9] identified in the relevant Regional Pest Management Plan

...

Activity status when compliance is not achieved: Discretionary
Where:
DIS-1
Compliance is not achieved with ~~PER-1~~, PER-2, or PER-3.

Activity status when compliance is not achieved: Prohibited
Where:
PRO-1

Compliance is not achieved with PER-1 [10]

[9] CRC [271.615]
[10] CRC [271.615]

7.7.4 Evaluation

101. I consider the amendment proposed better gives effect to higher order documents including Policy 5.3.13 of the CRPS and LF-LS-P18(3) of the ORPS, and is consistent with maintaining the rural lifestyle amenity of the zone as sought by RLZ-O5. I do not consider that any additional costs are associated with the change, but that clear avoidance of pests, pest agents and organisms of interest will result in benefits in terms of potential future pest management in the district. In my opinion, the use of prohibited status is more efficient and effective than discretionary, and will not result in inefficient consents potentially being sought when these are unlikely to ever be granted.

7.8 RLZ-R8 Visitor Accommodation

102. The following table sets out the submission points covered in this section of the report (which may be individually or more broadly discussed). The decision requested in relation to each point is provided in full in **Appendix 2**. Overall, 5 original submission points and 1 further submission point are addressed here.

Submitter Name	Submission Point Number(s)
Bog Roy Station	172.8
H Bognuda and M Stanuch	191.4
CRC	271.620
E Schultz	305.277
WPG 2	306.277
Further submitter name	**Further submitter number**
G Kircher	FS108

7.8.1 Submissions

103. Two submissions seek changes to Rule RLZ-R8 as it relates to visitor accommodation in the RLZ, with three submissions in support the notified provision from CRC [271.620], E Schultz [305.277] and WPG 2 [306.277].

104. H Bognuda and M Stanuch [191.4] and Bog Roy Station [172.8] seek that the rule is amended so that visitor accommodation is not limited homestays as a permitted activity, and that the consent status where there is non-compliance with the permitted standards is restricted discretionary. The change sought by the submitters is outlined below:

> *RLZ-R8 Visitor Accommodation*
> *Permitted*
> *Where:*
> *~~PER-1 The visitor accommodation is limited to homestays accommodating no more than 5 visitors at any one time; and~~*
> *PER-~~2~~1The site continues to be used for farming or residential purposes; and*

PER-~~3~~2The activity is principally carried out within a residential unit, or accessory building to a residential unit or primary production activity (excludes mining, quarrying or forestry activities)

Activity status when compliance is not achieved: Restricted Discretionary

Where:
RDIS1

Compliance is not achieved with PER-1 and/or PER-2

Matters of discretion are restricted to:
1. Whether the visitor accommodation fits within it's context, taking into account:
a. location, size and visual appearance of the visitor accommodation unit; and

b. the ability of the visitor accommodation to be suitably serviced.

c. provision of suitable access and parking for the visitor accommodation unit.

105. The reasons for the requested change is that the submitters consider that the rule is highly restrictive on the type of visitor accommodation and number of visitors permitted and that this will hinder opportunities to support Alps to Ocean cycle trail users with suitable accommodation options. They consider that the trail users have an expectation of accessible and varied accommodation which is essential for tourism and enhances the trail experience.

7.8.2 Analysis

106. The changes sought by the submitters are not, in my opinion, appropriate. The changes to the rule as proposed could result in significant scale of visitor accommodation, through the deletion of PER-1 as proposed, which has the potential to be inconsistent with maintaining the rural living character of the zone and keeping the levels of rural lifestyle character and amenity consistent with what might be expected from regular residential activities in the RLZ. Nor would they manage potential reverse sensitivity effects on any primary production activities such as noise, traffic and amenity. I consider that any large scale visitor accommodation, or un-hosted visitor accommodation should be managed to maintain amenity, and that a consent process is appropriate for larger types of visitor accommodation.

107. Turning to the restricted discretionary component of the requested change, where visitor accommodation is proposed that does not meet the permitted standards, I do not consider the matters of discretion to be sufficiently broad. There are a range of other matters that may arise through the consideration of visitor accommodation that are not addressed by the restricted discretionary matters, potentially including, but not limited to effects on indigenous biodiversity, landscape, earthworks, amenity, reverse sensitivity and mana whenua values. I consider these matters are important, particularly given the request from Bog Roy Station to re-zone its site to Rural Lifestyle Zone, which will be addressed in the wider re-zoning report.

108. I do not disagree that provision for visitor accommodation options on the Alps to Ocean Cycleway is desirable. However, the changes sought apply to all of the RLZ, and given the moderately sized rural lifestyle living sites, there is the potential for much wider impacts on the integrity of the zone were the relief sought by the submitter agreed to.

109. As such, I recommend that the requested changes to RLZ-R8 are rejected, and the submissions seeking retention of the notified provisions are accepted.

110. I note that in relation to the title of the activity, there is a distinction in the plan between residential visitor accommodation and visitor accommodation generally. The nature of the provision in the RLZ chapter is that it is *residential* visitor accommodation. A such, I recommend that there is an amendment to the heading for RLZ-R8 to include the word 'residential'. This is a minor amendment and does not have any impact on the rule, which only provides for homestay accommodation in the zone.

7.8.3 Recommendations

111. I recommend no changes to the proposal.

7.8.3.1 Clause 16(2) Amendments

112. I recommend the following alterations of minor effect and correction of minor errors, which may be made in accordance with clause 16(2) of Schedule 1 to the RMA:

- Amend the heading for standard RLZ-S6 as follows:

RLZ-R8 *<u>Residential v</u>~~V~~isitor[11] accommodation*

7.8.4 Evaluation

113. No further evaluation is required.

7.9 Commercial activity

114. The following table sets out the submission points covered in this section of the report (which may be individually or more broadly discussed). The decision requested in relation to each point is provided in full in **Appendix 2**. 3 original submission points are addressed here.

Submitter Name	Submission Point Number(s)
CRC	271.623
E Schultz	305.279
WPG 2	306.279

[11] Clause 16(2)

7.9.1 Submissions

115. The submissions on this rule relate to RLZ-R11, which provides that commercial activities not complying with the permitted standards are a non-complying activity. E Schultz [305.279] and WPG 2 [306.279] seek that the activity status where compliance with the permitted standards is not achieved is amended from non-complying to discretionary. They consider that some commercial activities should be provided for where effects can be appropriately managed. CRC [271.625] seeks that the rules are retained as notified.

7.9.2 Analysis

116. I have carefully considered whether non-complying is the correct activity status. There may be circumstances where commercial activities can be provided for, and still be in keeping with the character and amenity outcomes as sought in the policies for the RLZ. Good planning practice means that activities should have the lowest (easiest) consent status applying to them, in the context of what is anticipated for the zone. I am also cognisant of the Planning Act 2026, which does not provide for a non-complying status. Notwithstanding this, I recommend accepting the submission points seeking a more flexible consent status, noting that the activity could still be turned down, or potentially notified to adjacent landowners where the activity was to give rise to more than minor adverse effects.

7.9.3 Recommendations

117. I recommend the following changes to the proposal.

118. Amend Rule RLZ-P11 Commercial activities in response to the submissions by E Schultz [305.279] and WPG 2 [306.279] to amend the activity status for commercial activities not complying with the permitted standards as follows:

> ...
>
> *Activity status when compliance is not achieved:~~Non-Complying~~ Discretionary*[12]
> *Where:*
> *~~NC-1~~DIS-1*[13]
>
> *Compliance is not achieved with PER-1*

7.9.4 Evaluation

119. I consider that a full discretionary activity status still provides for the main activity to occur in the zone to be primary production or rural residential activity. In combination with the policies for the RLZ, sufficient guidance is provided as to when commercial activities will be appropriate, and when they will not. In particular, RLZ-O4 provides very strong outcomes sought for the zone, including that non-rural development (as amended) is limited only to those that are reliant on the resources, or have a functional

[12] E Schultz [305.279] and WPG 2 [306.279]
[13] E Schultz [305.279] and WPG 2 [306.279]

or operational need to establish in the rural environment. I consider that, subject to appropriate management through a resource consent process, no additional costs or benefit will arise in relation to the change of consent status. I consider that the amendment will enable the plan to remain effective, and that the discretionary consent status is the most efficient means of achieving outcomes sought by the PDP.

7.10 Educational facility

120. The following table sets out the submission points covered in this section of the report (which may be individually or more broadly discussed). The decision requested in relation to each point is provided in full in **Appendix 2**. 2 original submission points are addressed here.

Submitter Name	Submission Point Number(s)
MOED	242.55
CRC	271.627

7.10.1 Submissions

121. MOED [242.55] seeks that educational facilities are provided for as a restricted discretionary activity rather than discretionary activity in the RLZ. It considers that educational facilities should be provided for where there is a need for schools to support the community within the RLZ. The matters of discretion are set out in the specific changes below:

> *Educational Facility*
>
> *Activity status:~~Discretionary~~Restricted Discretionary*
> *Where:*
> *RDIS 1*
> *The gross floor area of educational facilities does not exceed 200m^2;and*
> *RDIS 2*
> *RLZ-S3 – RLZ-S6 are complied with.*
> *Matters of discretion are restricted to:*
> *1. the location of landscaping and*
> *2. any adverse effects on the streetscape; and*
> *3. any adverse effects on the amenity values for neighbouring sites; and*
> *4. the operation of the activity, including the effects of noise, lighting and from the generation of traffic.*
>
> *Activity status when compliance not achieved:~~N/A~~Discretionary*

122. CRC [271.627] seeks retention of the rule as notified.

7.10.2 Analysis

123. I consider it unlikely that gross floor area for an education facility will ever be less than 200m^2, and therefore is likely to default to discretionary. Given that all of the RLZ sites are located adjacent to existing urban areas, the location of schools within the urban area are preferable. MOED still retains the ability to designate sites as a requiring

authority. In addition to this, I do not consider that the matters of discretion would be vastly different to a discretionary consent application, although restricted discretionary would appear to indicate that the activity was more widely anticipated in the zone, which I do not agree that it would be. As such, I recommend the submission should be rejected.

7.10.3 Recommendations

124. I recommend no changes to the proposal.

7.10.4 Evaluation

125. No further evaluation is required.

7.11 RLZ Standards

126. The following table sets out the submission points covered in this section of the report (which may be individually or more broadly discussed). The decision requested in relation to each point is provided in full in **Appendix 2**. 18 original submission points are addressed here.

Submitter Name	Submission Point Number(s)
FENZ 2	163.103, 163.104, 163.105, 163.60
CRC	271.633, 271.634, 271.635, 271.626, 271.637, 271.639, 271.640
E Schultz	305.280, 305.281, 305.282
WPG 2	306.280, 306.281, 306.282
KiwiRail	233.114

7.11.1 Submissions

127. 18 submissions points address the standards for the RLZ (not including those submissions where there was only support and have been otherwise excluded from this section of the report). Of those, 12 seeks changes to the provisions, while the remaining 6 submissions seek retention of the provisions as notified.

RLZ-S2 Maximum height

128. FENZ 2 [163.103] has sought an exclusion from the maximum height limit for emergency service towers and communication poles. CRC [271.633] seeks that the provision is retained as notified.

RLZ-S3 Building coverage

129. CRC [271.634] seeks that the building coverage provisions are retained as notified. E Schultz [305.280] and WPG 2 [306.280] seek that the permitted building coverage is amended, providing up to 1000m^2 as permitted, or up to 10% coverage as permitted, whichever is the larger. The existing provision provides for up to 500m^2 as permitted, or up to 5%, whichever is larger.

RLZ-S4 Road and rail boundary setback

130. FENZ 2 [163.104] seeks a reduced road boundary setback in the RLZ to 8 metres. In its submission, FENZ 2 notes that ideally it requires buildings to be set back no further than 8-10 metres from the road frontage for effective and efficient access to the road network. Greater than this, it notes that this increases civil costs, land parcel sizes and can create access issues and fire separation issues at rear boundaries.

131. E Schultz [305.281] and WPG 2 [306.281] seek an exemption for the setback of buildings from the road boundary and from rail corridors that are less than 10m^2 and less than 2m in height. While they support the intent of the rule, they consider that small structures such as water tanks and garden buildings should be allowed within the setbacks.

132. CRC [271.635] and KiwiRail [233.114] seek that the standard is retained as notified.

RLZ-S5 Internal boundary setback

133. E Schultz [305.282] and WPG 2 [306.282] seek that the setback from internal boundaries should not apply to buildings less than 10m^2 and less than 2m in height. They consider that flexibility is required to allow small structures such as water tanks and garden sheds within the setback.

RLZ-S6 Frontage fencing

134. CRC [271.637] supports the rule for a control on front and internal boundary fencing, but considers that the rule needs to define "road boundary setback", as it considers that as an undefined term, it is not possible to determine whether fencing is in the road boundary setback.

RLZ-S8 Hours of operation

135. FENZ 2 [163.60] seeks an exclusion for emergency service facilities from the standard applying to non-residential or non-visitor accommodation hours of operation. CRC [271.639] seeks to retain the provision as notified.

RLZ-S9 Servicing and firefighting water supply and access

136. FENZ 2 [163.60] seeks an amendment to clause 2 to correct the proper reference to the New Zealand Fire Service Firefighting Water Supplies Code of Practice. CRC [271.639] seeks the addition to clause 1 which requires that all new buildings must be connected to reticulated services where there is area available. It seeks clarification that where services are unavailable, that buildings must be provided with stormwater, wastewater and potable water that meets regional council requirements.

7.11.2 Analysis

RLZ-S2 Maximum height

137. The request by FENZ 2 [163.103] to include an exemption from the height limit for emergency service towers and communication poles needs to be viewed in the context of the RLZ provisions. Emergency service facilities have their own definition and are not provided for within the zone as a specific activity, and are therefore a fully discretionary activity under Rule RLZ-R17. I have reviewed the recommendations under both the

industrial zones and the medium density and general residential zones and considered the recommendations under both. However, given the full discretionary status for emergency service facilities under the RLZ, I consider that there is little to be gained by the exclusion for height in the RLZ for emergency service towers and communication poles, as the effects will be considered through a fully discretionary consent process in any case. Retaining open space is important in terms of density expectations in the RLZ. As such, I recommend that the submission to exclude these from the height rules is rejected, and that the submission by CRC [271.633] is accepted.

RLZ-S3 Building coverage

138. The submissions by E Schultz [305.280] and WPG 2 [306.280] seek that the permitted building coverage is amended, providing up to 1000m^2 as permitted, or up to 10% coverage as permitted, whichever is the larger. The existing provision provides for up to 500m^2 as permitted, or up to 5%, whichever is larger.

139. Building coverage is an important control to manage the scale of buildings within the zone. Where large buildings are proposed, it is important that mitigation is considered, both to manage effects on neighbouring properties, but also to consider impacts on general neighbourhood amenity. As properties become larger, the effects of buildings can more easily be absorbed into the surround space.

140. I have considered what might be "typical" development in a rural lifestyle setting. A large single house is likely to be around 300-350m^2, a very large house might be in the area of 450m^2. I have considered that a large two bay implement shed or farm building might be in the area of 6 x 10m^2.

141. The notified minimum site size in the zone as set out in SUB-S1.d is 3000m^2 where reticulated, or 5000m^2 where the site is not reticulated, with a requirement for a minimum average of 1ha. I consider that the notified version of the provisions providing for a maximum coverage of 500m^2 represents a fair maximum building coverage for smaller sites, before consideration of mitigation is required, particularly for sites in the range of 3000m^2 to 5000m^2.

142. However, as noted above, as sites increase in size, their ability to absorb development becomes greater, and their ability to maintain spaciousness (which is part of the character of the zone) is increased. As such, I consider that larger sites up to or over 1ha in size will be able to accommodate larger buildings.

143. While I do not support the request for a blanket 1000m^2 building coverage proposed by the submitters, I do support an increase in the minimum percentage coverage as sought by the submitters, from 5% to 10%. For a larger 1ha site, that would enable up to 1000m^2 of building coverage. This recognises that larger sites are more likely to incorporate activities such as greenhouses, implement sheds and other productive use buildings that may assist in small scale primary production activities.

144. As such, I recommend that the submissions by E Schultz and WPG 2 are accepted in part, by increasing the percentage coverage from 5% to 10%. This would mean the maximum building coverage would be 500m^2, or 10%, whichever is greater. To that

extent, I recommend that the submission of CRC [271.634] is accepted in part, except as modified by other submissions.

RLZ-S4 Road and rail boundary setback

145. I have considered the submission by FENZ 2 [163.104] regarding the reduced road boundary setback, and the reasons for its submission. I consider that the reduced setback for emergency service facilities is warranted, given its reasons for the submission, and is unlikely to cause a proliferation of effects as a result of the reduced setback from 20m to 8m for emergency service facilities. In addition, I note that as community facilities, all of the effects of the activity will be considered through a discretionary resource consent process, so appropriate mitigation can be considered if required.

146. As such, I recommend that the submission of FENZ 2 is accepted.

147. I do not support the submission by E Schultz [305.281] and WPG 2 [306.281] to enable smaller buildings such as water tanks and other sheds to be located in the road and rail boundary setback. In relation to the road setback, I consider these will not be consistent with the higher and spacious amenity values of the zone. In relation to the rail setback, I consider this area should be kept free of structures. Given the spacious site size for the zone, there will be other locations within sites adjacent to railway lines to locate smaller buildings. As such, I recommend that the submissions are rejected.

148. Consequently, I recommend the submissions of CRC [271.635] and KiwiRail [233.114] seeking that the standard is retained as notified are accepted.

RLZ-S5 Internal boundary setback

149. E Schultz [305.282] and WPG 2 [306.282] seek that the setback from internal boundaries should not apply to buildings less than $10m^2$ and less than 2m in height. I do not view side yards as being as important for maintaining amenity in the zone when compared to road boundary setbacks. In particular, from my experience, these areas can often be the location for pump sheds, chicken coups, firewood storage, water tanks, and other small-scale buildings, where these are located to be as far away from dwellings as possible within a site. As such, I consider that the exclusion as sought by the submitters is appropriate and recommend that the requested change is accepted. The submission from CRC [271.636] is recommended to be accepted except to the extent modified by the other submissions.

RLZ-S6 Frontage fencing

150. I have considered the submission from CRC [271.637] requesting that the rule needs to define “road boundary setback”, as it considers that as an undefined term, and that it is not possible to determine whether fencing is in the road boundary setback. I consider this can be improved by referring to the road boundary setback identified in RLZ-S4.

151. In addition to this, I note that the title of the standard does not adequately describe the application of the rule as notified, as the rule also addresses fencing on internal boundaries. I consider that an amendment is required to the title under Clause 16(2) to

delete the word 'frontage' in the title so that the rule applies to fencing generally, which better describes the content of the rule.

RLZ-S8 Hours of operation

152. I have considered the request by FENZ 2 [163.60] for an exclusion for emergency service facilities from the standard applying to non-residential or non-visitor accommodation hours of operation. Given the importance for emergency services for community wellbeing, I consider that the exclusion is appropriate and that the submission is accepted.

153. I recommend that the submission by CRC [271.639] seeking to retain the provision as notified is accepted, except as modified by the other submissions.

RLZ-S9 Servicing and firefighting water supply and access

154. The submission from FENZ 2 [163.60] seeking an amendment to clause 2 to correct the proper reference to the New Zealand Fire Service Firefighting Water Supplies Code of Practice is recommended to be accepted as it is a simple correction.

155. In relation to the submission from CRC [271.639] seeking clarification that where services are unavailable, that buildings must be provided with stormwater, wastewater and potable water that meets regional council requirements, I do not support the amendment requested. This would unnecessarily require a consent from the district Council if the standard was not met, when consent would be required from the regional council for these matters. This in my view would result in a duplication of functions, and is not an efficient rule to be included in the PDP. As such, I recommend that the submission from CRC is rejected.

7.11.3 Recommendations

156. I recommend the following changes to the proposal.

157. Amend RLZ-S3 Building coverage in response to the submissions by E Schultz [305.280] and WPG 2 [306.280] to increase the percentage maximum coverage to 10% as follows:

RLZ-S3 Building coverage

1. *The combined total building coverage for the total site area must not exceed 500m^2 or ~~5~~10%[14], whichever is the larger.*

...

158. Amend RLZ-S5 Internal boundary setback in response to the submissions by E Schultz [305.282] and WPG 2 [306.282] to provide for small buildings in the internal boundary setback as follows:

...

1. The minimum setback of any part of a building or structure over 10m^2 and 2m in height [15] from any internal boundary with another site shall be:

[14] E Schultz [305.280] and WPG 2 [306.280]
[15] E Schultz [305.282] and WPG 2 [306.282]

...

159. Amend RLZ-S6 Frontage fencing in response to the submission by CRC [271.637] to define the road boundary setback (noting the minor correction to the heading set out in this report) as follows:

...

1. Any fencing within a road boundary setback required by RLZ-S4, or within[16] an internal boundary setback shall be post and netting, post and wire, or post and rail fencing.

160. Amend RLZ-S8 Hours of operation in response to the submission by FENZ 2 [163.60] to exclude emergency service facilities from the hours of operation as follows:

1. Any activity (other than a residential activity or visitor accommodation activity) must not operate outside the following hours:

a. a maximum total of 50 hours per week; and

b. 7:00am to 9:00pm Monday to Saturday; and

c. 9:00am to 5:00pm Sunday and public holidays;

except where:

a. the entire activity is located within a building; and

b. there are no visitors, customers, or deliveries to the activity outside the above hours; or

c. the activity is an emergency service facility.[17]

161. Amend RLZ-S9 Servicing and firefighting water supply and access in response to the submission by FENZ 2 [163.60] to correct the reference to the firefighting water supplies code of practice as follows:

...

2. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS[18] 4509:2008.

7.11.3.1 Clause 16(2) Amendments

162. I also recommend the following alterations of minor effect and correction of minor errors, which may be made in accordance with clause 16(2) of Schedule 1 to the RMA:

16 CRC [271.637]
17 FENZ 2 [163.60]
18 FENZ 2 [163.60]

- Amend the heading for standard RLZ-S6 as follows:

  RLZ-S6 ~~*Frontage f*~~*Fencing*[19]

7.11.4 Evaluation

163. The changes set out above provide for a small amount of change to the standards for the RLZ. The increase to the building coverage percentage maximum and provision for small buildings within the side-yard allow for the efficient use of sites for built development. Improvements to interpretation increase the efficiency of the provisions, ensuring they are clear and able to be interpreted correctly, including the new reference to the road boundary setback for RLZ-S6, and correction of the name for the firefighting water supply code of practice. Exclusion from the hours of operation for emergency service activities will ensure that emergency services are available at all times, noting that other limitations (such as limitations on sounds of sirens) may still be placed on consents as part of a discretionary application. No additional costs are identified as a result of the recommended changes, however there are benefits accruing as result of more flexible standards, reducing administrative costs. I consider the proposed changes to implement the relevant objectives of the RLZ, in particular retaining the semi-rural character of the RLZ as set out in RLZ-O2.

8 Conclusion

164. Overall, I consider the notified framework remains sound for the RLZ. I consider that the proposal, as recommended to be amended by submissions, ensures that the objective proposed achieves the purpose of the Act, and that the provisions are the most appropriate for implementing the objectives of the PDP, having regard to effectiveness and efficiency, taking into account the costs and benefits of the changes made, and taking into account the risk of acting or not acting where information is uncertain or insufficient.

165. The key reasons for recommendations to accept or reject the submissions are set out in the body of this report, and final recommendation to accept or reject submissions is set out in **Appendix 2**.

[19] Clause 16(2)

Appendix 1
Recommended Changes to Provisions

Appendix 2
Recommended Responses to Submissions

Appendix 3
Submissions on Withdrawn Provisions

Rural Lifestyle Zone

Introduction

The Rural Lifestyle Zone provides rural-residential living opportunities for predominantly low-density rural living, that still enables some potential for primary production uses. The Rural Lifestyle Zone covers areas of land adjoining the towns of Ōamaru, Weston, Kurow, Ōmārama, Herbert and Palmerston. Some opportunity is provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the zone.

These areas may have particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for subdivision intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and appropriate density requirements for rural-residential development being achieved. The Rural Lifestyle Zone is not seen as an area in transition to urban activities, rather it is seen as an area that will preserve the spacious semi-rural character.

Some areas of Rural Lifestyle zoned land are identified in the Spatial Plan for Ōamaru, Weston and Kakanui 2022 as being suitable for future urban development beyond the lifetime of this District Plan. These areas are identified by the Future Urban Growth Overlay on the planning maps.

User Notes:
For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matters chapters.
For new buildings or structures, other relevant rules may include (but not limited to) the following;
Rule NH-R13 in the Natural Hazards chapter - applies to residential units or other principal buildings near woodlots, shelterbelts and plantation forestry, and vice versa.
~~*Rule NATC-R1 in the Natural Character chapter - applies to structures within a riparian margin.*~~
Rule INF-R29 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.
Rule INF-R30 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.
Refer to the Future Urban Growth chapter for provisions relating to areas identified within the Future Urban Growth Overlay.
Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.

Objectives

RLZ-O1	Purpose of the Rural Lifestyle Zone
The Rural Lifestyle Zone provides for residential activities on larger lots within rural environments, adjoining Ōamaru, Weston, Kurow, Ōmārama, Herbert and Palmerston, while still providing for primary production to occur.	

RLZ-O2	Character of the Rural Lifestyle Zone
The Rural Lifestyle Zone maintains a semi-rural character and amenity values distinct from both urban and rural zones, which: 1. is predominantly characterised by low density detached residential units set on larger sites; and 2. provides opportunities for agricultural, horticultural and pastoral production activities; and 3. retains a rural character, including an absence of curb and channelling and streetlighting; and 4. has a balance of open space over built form; and 5. has an open character and provides an opportunity for a rural outlook from within the zone; and 6. is an environment where some noise, traffic, outdoor lighting, odour and dust may be generated from primary production activities occurring within the zone and from adjoining rural zones.	

RLZ-O3	Providing for primary production activities
Primary production activities are provided for, or enabled where appropriate, while protecting important ecological, cultural and landscape values for the District.	

RLZ-O4	Non-rural~~Business~~[1] development in rural areas
Rural areas are retained for primary production, conservation or rural lifestyle purposes, and the establishment of commercial activities, industrial activities, recreational activities, and [2]non-residential visitor accommodation activities and emergency service facilities[3] is limited only to those that are reliant on the resources, or have a functional need or operational need to establish in the rural environment.	

1 FENZ 2 [163.100]
2 FENZ 2 [163.100]
3 FENZ 2 [163.100]

Rural areas are retained for primary production, conservation or rural lifestyle purposes, and the establishment of commercial activities, industrial activities, recreational activities and non-residential visitor accommodation activities is limited only to those that are reliant on the resources, or have a functional need or operational need to establish in the rural environment.

RLZ-O5	Rural lifestyle amenity values
A range of activities anticipated in the Rural Lifestyle Zone are provided for, while rural lifestyle amenity values are maintained.	

Policies

RLZ-P1	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 zones and avoidance of ad-hoc subdivision where growth to settlements or rural lifestyle areas has not been planned for.	

RLZ-P2	Rural Lifestyle Zone character and amenity values
Maintain the qualities, character and amenity values of the Rural Lifestyle Zone by: 1. achieving a low-density residential environment with a built form dominated by detached residential units which, other than minor residential units, are established on their own separate sites; and 2. ensuring the scale and location of buildings on sites maintain a sense of openness and space between residential units and buildings on adjoining sites; and 3. ensuring that open space predominates over built form on every site; and 4. retaining the open character and outlook from sites to rural areas through standards for boundary fences, including height, visual permeability and materials; and 5. ensuring that there are low levels of noise, outdoor lighting, dust and odour; and 6. providing for rural activities on larger sites, where adverse effects are able to be internalised within the site; and 7. providing for a more limited range of services within the zone than would be available in Residential zones or ~~Rural Zones~~the Settlement Zone, with limited opportunities for activities other than those ancillary activities to a residential or rural activity; and 8. ensuring any activity: a. as a built form and scale of activity consistent with the rural lifestyle character and amenity values of the zone; and b. does not result in adverse effects which are incompatible with the character and amenity values of the zone.	

RLZ-P3	Design of development in rural lifestyle areas
Ensure that new development is well designed and laid out, including by: 1. ensuring that the bulk, scale and location of buildings on sites is appropriate for the environment of the zone, and that any dominance, privacy and shadowing effects are minimised; and 2. limiting the number and scale of buildings on sites in the rural lifestyle environment unless they are of a type that is for a rural lifestyle purpose; and 3. enable people and communities to provide for their wellbeing and for their health and safety~~ensure personal safety~~;[4] and 4. avoiding adverse effects from higher density development in areas where no wastewater reticulation is available~~.~~, and 5. requiring development to be adequately serviced for wastewater and stormwater collection, treatment and disposal.[5]	

RLZ-P4	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 principal residential unit on the site.	

RLZ-P5	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.	

4 FENZ 2 [163.101]
5 ~~CRC [271.609]~~

RLZ-P6	Outline Development Plans
Provide for any substantial development extension of existing rural lifestyle 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; and
   f. provides a sufficient separation distance of habitable buildings from ~~the General Rural Zone~~surrounding rural land to minimise the potential for reverse sensitivity effects.

Rules

PERMITTED ACTIVITIES

RLZ-R1	Building activity	
Rural Lifestyle Zone	**Activity status: Permitted** **Where:** PER-1 All of the following standards are complied with where relevant; 1. RLZ-S2 Maximum height; 2. RLZ-S3 Building coverage; 3. RLZ-S4 Road and rail boundary setbacks; 4. RLZ-S5 Internal boundary setback; 5. RLZ-S6 Fencing; 6. RLZ-S7 Crop protection structures; 7. RLZ-S9 Servicing and firefighting water supply and access.	**Activity status when compliance is not achieved: Restricted Discretionary** **Where:** RDIS-1 Compliance is not achieved with PER-1(1-7) **Matters of discretion are restricted to:** 1. the matters of discretion listed in any of the standards RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5, RLZ-S6, RLZ-S7 and/or RLZ-S9 that are not complied with. ***Notification**: Any application made under RDIS-1 is precluded from being publicly notified.*

RLZ-R2	Primary production (excluding mining activity, quarrying activities, forestry activities[6] and intensive indoor primary production and intensive outdoor primary production)	
Rural Lifestyle Zone	**Activity status: Permitted**	**Activity status when compliance is not achieved: Not applicable**

RLZ-R3	Amenity planting and shelterbelts	
Rural Lifestyle Zone	**Activity status: Permitted** **Where:** PER-1 The amenity planting or shelterbelt does not involve planting of species that are , or can become any pest species as, pest agent, or organism of interest [7]identified in the relevant Regional Pest Management Plan; **and**	**Activity status when compliance is not achieved: Discretionary** **Where:** DIS-1 Compliance is not achieved with ~~PER-1,~~ PER-2 and/or PER-3. **Activity status when compliance is not achieved: Prohibited** **Where:** PRO-1 Compliance is not achieved with PER-1[8]

6 CRC [271.614]
7 CRC [271.615]
8 CRC [271.615]

	PER-2 The amenity planting or shelterbelt will not shade any existing adjoining residential unit between the hours of 9:00am and 4:00pm, or any formed public road between 10:00am and 2:00pm, on the shortest day of the year; **and** PER-3 The width of the shelterbelt does not exceed 15m.	***Notification**: Any application made under DIS-1 is precluded from being publicly notified.*

RLZ-R4	**Residential activity**

Rural Lifestyle Zone	**Activity status: Permitted**	**Activity status when compliance is not achieved: Not Applicable**

RLZ-R5	**Residential unit**	
Rural Lifestyle Zone	**Activity status: Permitted** **Where:** PER-1 The standard RLZ-S1 Residential site density is complied with.	**Activity status when compliance is not achieved: Non-complying** **Where:** NC-1 Compliance is not achieved with PER-1

RLZ-R6	**Accessory building**	
Rural Lifestyle Zone	**Activity status: Permitted**	**Activity status when compliance is not achieved: Not applicable**

RLZ-R7	**Minor residential unit**	
Rural Lifestyle Zone	**Activity status: Permitted** **Where:** PER-1 The gross floor area of the minor residential unit shall be less than 80m^2, excluding any garaging; **and** PER-2 There shall be only one minor residential unit per site; **and** PER-3 Parking for, and access to, the minor residential unit shall be from the same vehicle crossing as the principal residential unit on the site.	**Activity status when compliance is not achieved: Restricted Discretionary** **Where:** RDIS-1 Compliance is not achieved with PER-3 **Matters of discretion are restricted to:** 1. whether the minor residential unit fits within its context, taking into account: a. location, size and visual appearance of the minor residential unit so that it appears from the road, or any other public place, as an integrated, ancillary activity to the principal dwelling; and b. the adverse visual effects on the street-scene associated with parking areas and the visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit. **Activity status when compliance is not achieved: Discretionary** **Where:** DIS-1 Compliance is not achieved with PER-1 and/or PER-2. ***Notification****: Any application made under this rule is precluded from being publicly notified.*

RLZ-R8	**Residential v~~V~~isitor[9] accommodation**	
Rural Lifestyle Zone	**Activity status: Permitted**	**Activity status when compliance is not achieved: Discretionary**

[9] ~~Clause 16(2)~~

	Where: PER-1 The visitor accommodation is limited to homestays accommodating no more than 8 visitors at any one time; **and** PER-2	**Where:** DIS-1 Compliance is not achieved with PER-1, PER-2 and/or PER-3

	The site continues to be used for farming or residential purposes; **and** PER-3 The activity is principally carried out within a residential unit, or accessory building to a residential unit or primary production activity (excluding mining, quarrying or forestry activities).	

RLZ-R9	**Home business (excluding primary production activity)**	
Rural Lifestyle Zone	**Activity status: Permitted** **Where:** PER-1 No more than 40m^2 of the gross floor area of all buildings on the site is used for the home business; **and** PER-2 No more than one full time employee, or equivalent, engaged in the home business resides off-site; **and** PER-3 No more than 2 heavy vehicle movements, and a total of 20 vehicle movements are generated in a 24-hour period for the home business; **and** PER-4 Any onsite storage of materials associated with the home business is undertaken within buildings on the site; **and** PER-5 The manufacturing, altering, repairing, dismantling or processing of any goods, or articles associated with the home business, take place within a building.	**Activity status when compliance is not achieved: Discretionary** **Where:** DIS-1 Compliance is not achieved with PER-1, PER-2, PER-3, PER-4, and/or PER-5 ***Notification**: Any application made under DIS-1 is precluded from being publicly notified.*

RLZ-R10	**Recreational activity**	
Rural Lifestyle Zone	**Activity status: Permitted** **Where:** PER-1 The standard RLZ-S8 Hours of operation is complied with.	**Activity status when compliance is not achieved: Restricted Discretionary** **Where:** RDIS-1 Compliance is not achieved with PER-1 **Matters of discretion are restricted to:** 1. the matters of discretion listed in RLZ-S8. ***Notification**: Any application made under RDIS-1 is precluded from being publicly notified.*

RLZ-R11	**Commercial activities**

Rural Lifestyle Zone	**Activity status: Permitted** **Where:** PER-1 Retail sales are limited to: 1. farming produce (including milk, fruit, vegetables, plants, flowers, or eggs)	**Activity status when compliance is not achieved: ~~Non-Complying~~Discretionary**[10] **Where:** ~~NC-1~~DIS-1[11] Compliance is not achieved with PER-1

[10] E Schultz [305.279] and WPG 2 [306.279]

[11] E Schultz [305.279] and WPG 2 [306.279]

	produced on the site, or honey processed on the site; or 2. refreshments served to group visits to sites used for farming or residential activities; or 3. handcrafts produced on the site.	

RLZ-R12	Papakāika <u>within</u> land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve	
Rural Lifestyle Zone	**Activity status: Permitted** **Where:** PER-1 The gross floor area of all commercial activities does not exceed 100m^2 per site; **and** PER-2 The gross floor area of all community facilities does not exceed 200m^2 per site; **and** PER-3 All buildings combined do not exceed a maximum gross floor area of 600m^2; **and** PER-4 The standard RLZ-S8 Hours of operation is complied with.	**Activity status when compliance is not achieved: Restricted Discretionary** **Where:** RDIS-1 Compliance is not achieved with PER-1, PER-2 and/or PER-3 **Matters of discretion are restricted to:** 1. the location, design and appearance of landscaping; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values for adjoining sites; and 4. the operation of the activity, including the effects of noise, lighting and from the generation of traffic; and 5. ongoing retention of the land as ancestral land. **Activity status when compliance is not achieved: Restricted Discretionary** **Where:** RDIS-2 Compliance is not achieved with PER-4 **Matters of discretion are restricted to:** 1. the matters of discretion listed in RLZ-S8. ***Notification**: Any application made under RDIS-2 is precluded from being publicly notified.*
Note: This rule is exempt from RLZ-S1. *Note: A resource consent for any discharge of wastewater may be required from the relevant Regional Council.*		

RESTRICTED DISCRETIONARY ACTIVITIES

RLZ-R13	Papakāika where not otherwise provided for under RLZ-R12	
Rural Lifestyle Zone	**Activity status: Restricted Discretionary** **Where:** PER-1 There is a letter of support from all the relevant Kāi Tahu rūnaka that represent mana whenua for the takiwā within which the papakāika is located; **and** PER-2 The minimum setback of any part of a building or structure from any internal boundary with another site shall be 15m; **and** PER-3 The standard RLZ-S8 Hours of operation is	**Activity status when compliance is not achieved: Discretionary** **Where:** DIS-1 Compliance is not achieved with PER-1 and/or PER-2

	complied with. **Matters of discretion are restricted to:** 1. any adverse effects on a sensitive environment, wetlands, lakes, rivers and their margins; and 2. any adverse effects on amenity values of adjoining properties; and 3. any reverse sensitivity effects on adjoining land uses; and 4. public health and safety; and 5. the matters of discretion listed in RLZ-S8; and 6. ongoing retention of the land as ancestral land.	

DISCRETIONARY ACTIVITIES

RLZ-R14	**Community facility**	
Rural Lifestyle Zone	**Activity status: Discretionary**	**Activity status when compliance is not achieved: Not Applicable**

RLZ-R15	**Educational facility**	
Rural Lifestyle Zone	**Activity status: Discretionary**	**Activity status when compliance is not achieved: Not Applicable**

RLZ-R16	**Retirement village**	
Rural Lifestyle Zone	**Activity status: Discretionary**	**Activity status when compliance is not achieved: Not Applicable**

RLZ-R17	**Any other activity not provided for as a permitted, restricted discretionary, discretionary or non-complying activity**	
Rural Lifestyle Zone	**Activity status: Discretionary**	**Activity status when compliance is not achieved: Not Applicable**

NON-COMPLYING ACTIVITIES

RLZ-R18	**Intensive indoor primary production and intensive outdoor primary production**	
Rural Lifestyle Zone	**Activity status: Non-Complying**	**Activity status when compliance is not achieved: Not Applicable**

RLZ-R19	**Industrial activity**	
Rural Lifestyle Zone	**Activity status: Non-Complying**	**Activity status when compliance is not achieved: Not Applicable**

Standards

RLZ-S1	**Residential site density**
1. No more than one principal residential unit per site. 2. For the purpose of this standard, a residential unit excludes any minor residential unit or residential unit in a retirement village.	

RLZ-S2	Maximum height
1. All buildings and structures must not exceed a maximum height, as measured from ground level, of: a. 8m for residential units; or b. 10m for any other building 2. Except that: a. any crop protection structure must not exceed a maximum height of 6m as measured from ground level; b. no building for an activity shall exceed the maximum height determined by the Ōmārama Airfield Height Controls (for the side surfaces gradient and/or Take Off/Approach surface gradient), as shown on the planning maps. 3. Clause 1 does not apply to: a. antennas, aerials, satellite dishes (less than 1m in diameter), or b. lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically.	**Matters of discretion are restricted to:** 1. the effect on the rural character of the surrounding area; and 2. the design and siting of buildings and structures; and 3. screening, planting and landscaping; and 4. effects on amenity values of adjoining properties or views from public places, including privacy and shading; and 5. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the additional height of the building or structure; and 6. effects on the safety and operational requirements of the Ōmārama Airfield.

RLZ-S3	Building coverage
1. The combined total building coverage for the total site area must not exceed 500m^2 or 10~~5~~%[12], whichever is the larger. 2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under 1. above. Note: Rainwater tanks larger than 5,000 litres are permitted provided compliance is achieved with relevant standards such as RLZ-S3, RLZ-S4 and RLZ-S5.	**Matters of discretion are restricted to:** 1. the effect on the rural character of the surrounding area; and 2. the design and siting of buildings and structures; and 3. screening, planting and landscaping; and 4. effects on amenity values of adjoining properties or views from public places, including privacy and shading. 5. the ability to avoid, remedy or mitigate stormwater effects on-site.

RLZ-S4	Road and rail boundary setback
1. The minimum setback of any part of building or structure from the road boundary of a site shall be: a. State Highways - 20m; or b. any other formed road — 10m. 2. The minimum setback of any part of a building or structure from a rail corridor boundary shall be 4.5m.	**Matters of discretion are restricted to:** 1. the effect on the rural character of the surrounding area; and 2. the design and siting of buildings and structures; and 3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and 4. screening, planting and landscaping; and 5. effects on amenity values of adjoining properties or views from public places, including privacy and shading; and 6. the effect on pedestrian, cyclist and vehicle (including rail) safety; and 7. the extent to which the reduction in the setback is necessary due to the shape, or natural and physical features of the site.

RLZ-S5	Internal boundary setback

12 ~~E Schultz [305.280] and WPG 2 [306.280]~~

1. The minimum setback of any part of a building or structure over 10m^2 and 2m in height [13] from any internal boundary with another site shall be: a. for residential units — 10m b. for any buildings used for housing dogs or poultry — 4.5m c. for any buildings used for housing any other animals— 30m	**Matters of discretion are restricted to:** 1. the effect on the rural character of the surrounding area; and 2. the design and siting of buildings and structures; and 3. the extent to which topography, site

[13] E Schultz [305.282] and WPG 2 [306.282]

d. for any other building with a gross floor area greater than $15m^2$ — 6m e. for any other building with a gross floor area less than $15m^2$ — 1.6m f. for crop protection structures — 3m. 2. Rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in Clause 1.	orientation, separation distances and planting can mitigate the effects of the building or structure; and 4. screening, planting and landscaping; and 5. effects on amenity values of adjoining properties or views from public places, including privacy and shading; and 6. the effects of non-residential buildings, in terms of noise, odour, dust, glare or vibration, on adjoining sites; and 7. the extent to which the reduction in the setback is necessary due to the shape, or natural and physical features of the site.

RLZ-S6	Frontage fencing
1. Any fencing within a road boundary setback required by RLZ-S4, or within[14] an internal boundary setback shall be post and netting, post and wire, or post and rail fencing.	**Matters of discretion are restricted to:** 1. the effect on the rural character of the surrounding area; and 2. the design and siting of fences; and 3. screening, planting and landscaping; and 4. effects on amenity values of adjoining properties or views from public places, including privacy and shading.

RLZ-S7	Crop protection structures
1. Dark green or black cloth is used for all vertical faces; and 2. The structure must not be located where it will shade any formed public road between 10:00am and 2:00pm on the shortest day of the year; and 3. The structure(s) are collectively no longer than 100m (measured parallel to any internal boundary with a site in different ownership).	**Matters of discretion are restricted to:** 1. the effect on the rural character of the surrounding area; and 2. the design and siting of buildings and structures; and 3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and 4. screening, planting and landscaping; and 5. effects on amenity values of adjoining properties or views from public places, including privacy and shading; and 6. the effects in terms of noise, odour, dust, glare or vibration, on adjoining sites.

RLZ-S8	Hours of operation
1. Any activity (other than a residential activity or visitor accommodation activity) must not operate outside the following hours: a. a maximum total of 50 hours per week; and b. 7:00am to 9:00pm Monday to Saturday; and c. 9:00am to 5:00pm Sunday and public holidays; except where: a. the entire activity is located within a building; and b. there are no visitors, customers, or deliveries to the activity outside the above hours.; or c. the activity is an emergency service facility.[15]	**Matters of discretion are restricted to:** 1. the location and operation of the activity, including the effects of noise, lighting and from the generation of traffic; and 2. any adverse effects on the amenity values of adjoining residential properties.

RLZ-S9	Servicing and firefighting water supply and access

[14] CRC [271.637]
[15] FENZ 2 [163.60]

1. All new buildings must be connected to reticulated services where these are available; and 2. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS[16] 4509:2008.	**Matters of discretion are restricted to:** 1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire

[16] FENZ 2 [163.60]

	Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Appendix 2
Recommended Responses to Submissions

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Reallocated General Submissions

The submissions in this table were first considered in reporting for Stream 1 on General Submissions. These points were recommended for reallocation to all, or selected, future s42A reports for consideration by each author in relation to each report topic. Recommendations given on these points here are in relation to this report only, and final overarching recommendations are intended to be given by the reporting author for the final mop-up hearing. Background information on the initial analysis of the submission points in this table is available in the General Submissions Opening Statement and Interim Reply Report, available online. There are no further submissions on these points.

Sub	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	Recommendation
176.2	Terramark Limited	General	General	Support	Supports in part as many rules do not include any link or relationship to an objective or policy.	Seeks that the Council incorporates objectives and policies to support proposed rules set out in the PDP that provide clear direction to consent applicants and decision-makers.	Reject
246.2	Federated Farmers of New Zealand Incorporated	General	General	Support	Consider that many Proposed District Plan chapters lack a coherent policy framework to justify the rules they contain, making it difficult for applicants and decision-makers to understand how rules implement objectives. The submission highlights missing supporting policies across multiple chapters, noting that these gaps undermine public understanding and meaningful participation in the planning process. [See original submission for submission]	Seek that the Council ensures there are policies to support proposed rules set out in the PDP, which provide clear direction to consent applicants and decision-makers. New individual submissions requesting new policy direction in relation to the SASM, NFL, SUB, GRUZ chapters, and GRUZ-P7 are provided	Reject
246.1	Federated Farmers of New Zealand Incorporated	General	General	Support	Consider that the Proposed District Plan should clearly identify the specific resource management issues affecting the Waitaki District to ensure policies are well-targeted and justified. It highlights that current issue statements—such as for stormwater—lack depth and should better describe underlying causes and impacts to support effective planning. [see original submission for full submission]	Seek clearly identified significant resource management issues that the objectives, policies and rules of the PDP seek to address, as relevant to the Waitaki District, in some or all of the following locations: 1. in the Description of the District chapter. 2. in the Strategic Direction chapter. 3. as provisions in each chapter or section, expressed before the objectives. 4. the Introductory text for each chapter. 5. any other part of the PDP that is relevant.	Reject
246.3	Federated Farmers of New Zealand Incorporated	General	General	Support	Challenges the value of policies in the PDP that "encourage" certain actions when the Council provides no corresponding non-regulatory methods or commitments to implement them. The submitter argues that without clear methods, resourcing, or accountability—unlike in the Otago RPS—these policies risk being ineffective and unsupported. [See original submission for full detail]	Seek where policies in the PDP 'encourage' various actions, the Council adopts non-regulatory methods in the PDP to support their implementation. Individual submissions on CL-P2, ECO-P4, ECO-P11, ECO-P12, ECO methods other than rules, NATC-P5, NFL-P10, NFL-P11, CE-P6 and GRUZ-P8 have been made in this regard.	Reject
246.7	Federated Farmers of New Zealand Incorporated	General	General	Support	Consider that the Proposed District Plan is overly long and complex, forcing users to navigate numerous objectives, policies, and rules across multiple chapters even for minor activities. They warn that this complexity reduces usability, discourages participation, increases the risk of accidental non-compliance, and raises costs by making professional planning advice more necessary.	Seek that the Council amend the PDP to: 1. reduce the number of provisions within chapters – objectives, policies and rules –by combining those provisions with similar themes. 2. use clear, simple language. 3. remove unnecessary duplication. 4. provide clearer and simpler cross-referencing between chapters and provisions.	Reject

Rural Lifestyle Zone

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	Recommendation
194.122	Director-General of Conservation	Rural Lifestyle Zone	General	Support	Supports the RLZ Chapter which assists in protecting the productive potential of the wider rural environment, while recognising that the zone has other uses and values, including conservation and recreation.	Retain as notified.	Accept, except as amended by submissions
242.53	Ministry of Education Te Tāhuhu o Te Mātauranga	Rural Lifestyle Zone	General	Amend	Acknowledges that the primary purpose of the Rural Lifestyle Zone is to provide for residential activities on larger lots within rural environments. Considers that educational facilities should be provided for where there is potential need for these within rural communities. Seeks to include additional policies that specifically enables the provision of educational facilities within Rural zones to support the educational needs of rural communities.	Seeks to add as follows under 'Compatible and Complimentary Activities'heading: RLZ-PX A range of compatible and complimentary commercial, education,community, health and emergency activities occur in the RuralLifestyle Zone.	Reject
271.602	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-O1 Purpose of the Rural Lifestyle Zone The Rural Lifestyle Zone provides for reside	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
305.268	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-O1 Purpose of the Rural Lifestyle Zone The Rural Lifestyle Zone provides for reside	Support	Supports the objective to ensure a range of residential activities on larger lots.	Seeks to retain as notified.	Accept
306.268	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-O1 Purpose of the Rural Lifestyle Zone The Rural Lifestyle Zone provides for reside	Support	Supports the objective to ensure a range of residential activities on larger lots.	Seeks to retain as notified.	Accept
271.603	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-O2 Character of the Rural Lifestyle Zone The Rural Lifestyle Zone maintains a semi-	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
302.333	Peter and Sandra Mitchell	Rural Lifestyle Zone	RLZ-O2 Character of the Rural Lifestyle Zone The Rural Lifestyle Zone maintains a semi-	Support	Supports proposed objective [refer to original submission]	[refer to original submission]	Accept
305.269	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-O2 Character of the Rural Lifestyle Zone The Rural Lifestyle Zone maintains a semi-	Support	Supports the objective to encourage the maintenance of the character and amenity values of the RLZ.	Seeks to retain as notified.	Accept
306.269	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-O2 Character of the Rural Lifestyle Zone The Rural Lifestyle Zone maintains a semi-	Support	Supports the objective to encourage the maintenance of the character and amenity values of the RLZ.	Seeks to retain as notified.	Accept
271.604	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-O3 Providing for primary production activities Primary production activities are pr	Support	Considers that the objective gives effect to CRPS Objective 5.2.1 and Policy 5.3.12.	Seeks to retain as notified.	Accept
305.270	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-O3 Providing for primary production activities Primary production activities are pr	Support	Support in part. The objective to provide for primary production is supported but amend to recognise that primary production can be compatible with other values and the reference is unnecessary.	Seeks to amend as follows: 'Primary production activities are provided for, or enabled where appropriate, ~~while protecting important ecological, cultural and landscape values for the District~~.'	Reject
306.270	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-O3 Providing for primary production activities Primary production activities are pr	Support	Support in part. The objective to provide for primary production is supported but amend to recognise that primary production can be compatible with other values and the reference is unnecessary.	Seeks to amend as follows: 'Primary production activities are provided for, or enabled where appropriate, ~~while protecting important ecological, cultural and landscape values for the District~~.'	Reject
163.100	Fire and Emergency New Zealand	Rural Lifestyle Zone	RLZ-O4 Business development in rural areas Rural areas are retained for primary product	Support	Supports in part and seeks that the objective provides for emergency service facilities where there is an operational or functional need to locate in the zone.	Amend as follows: RLZ-O4 Non-rural~~Business~~ development in rural areas Rural areas are retained for primary production, conservation or rural lifestyle purposes, and the establishment of commercial activities, industrial activities, recreational activities and non-residential visitor accommodation activities and emergency service facilities is limited only to those that are reliant on the resources, or have a functional need or operational need to establish in the rural environment.	Accept
271.605	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-O4 Business development in rural areas Rural areas are retained for primary product	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept, except as amended by other submissions

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	Recommendation
305.271	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-O4 Business development in rural areas Rural areas are retained for primary product	Support	Support in part. The intent to manage business development in rural areas is supported but considers other activities may also be appropriate where effects can be avoided, remedied, or mitigated.	Seeks to amend as follows: 'Rural areas are retained for primary production, conservation or rural lifestyle purposes, and the establishment of commercial activities, industrial activities, recreational activities and non-residential visitor accommodation activities is limited only to those that are reliant on the resources, or have a functional need or operational need to establish in the rural environment or any adverse effects can be avoided, remedied or mitigated.'	Reject
306.271	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-O4 Business development in rural areas Rural areas are retained for primary product	Support	Support in part. The intent to manage business development in rural areas is supported but considers other activities may also be appropriate where effects can be avoided, remedied, or mitigated.	Seeks to amend as follows: 'Rural areas are retained for primary production, conservation or rural lifestyle purposes, and the establishment of commercial activities, industrial activities, recreational activities and non-residential visitor accommodation activities is limited only to those that are reliant on the resources, or have a functional need or operational need to establish in the rural environment or any adverse effects can be avoided, remedied or mitigated.'	Reject
271.606	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-O5 Rural lifestyle amenity values A range of activities anticipated in the Rural Li	Support	Considers the objective gives effect to CRPS Objective 5.2.1and Policy 5.3.12. Considers that the objective is necessary as it is covered by RLZ-O2.	Seeks to retain as notified.	Accept
305.272	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-O5 Rural lifestyle amenity values A range of activities anticipated in the Rural Li	Support	The objective to maintain rural lifestyle character and amenity values is appropriate.	Seeks to retain as notified.	Accept
306.272	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-O5 Rural lifestyle amenity values A range of activities anticipated in the Rural Li	Support	The objective to maintain rural lifestyle character and amenity values is appropriate.	Seeks to retain as notified.	Accept
271.607	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-P1 Maintenance of clear urban, rural lifestyle and rural areas Maintain a clear dis	Support	Considers that the policy gives effect to CRPS Objective 5.2.1 and Policy 5.3.3.	Seeks to retain as notified.	
305.273	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-P1 Maintenance of clear urban, rural lifestyle and rural areas Maintain a clear dis	Support	Support in part. The policy intent to maintain distinctions between urban, rural lifestyle, and rural areas is supported but considers the term "clear" is ambiguous.	Seeks to amend as follows: 'Maintain a ~~clear~~ distinction between urban, rural lifestyle and rural areas through the use of ~~clear~~ zones and appropriatedevelopment controls ~~and avoidance of ad-hoc subdivision where growth to settlements or rural lifestyle areas has not been planned for~~.'	Reject
306.273	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-P1 Maintenance of clear urban, rural lifestyle and rural areas Maintain a clear dis	Support	Support in part. The policy intent to maintain distinctions between urban, rural lifestyle, and rural areas is supported but considers the term "clear" is ambiguous.	Seeks to amend as follows: 'Maintain a ~~clear~~ distinction between urban, rural lifestyle and rural areas through the use of ~~clear~~ zones and appropriatedevelopment controls ~~and avoidance of ad-hoc subdivision where growth to settlements or rural lifestyle areas has not been planned for~~.'	Reject
271.608	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-P2 Rural Lifestyle Zone character and amenity values Maintain the qualities, charac	Support	Considers that the policy gives effect to CRPS Objective 5.2.1 and Policy 5.3.12.	Seeks to retain as notified.	Accept
305.274	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-P2 Rural Lifestyle Zone character and amenity values Maintain the qualities, charac	Support	Support in part. The policy intent to maintain rural lifestyle character and amenity values is supported subject to appropriate controls.	Seeks to amend as follows: 'Maintain the qualities, character and amenity values of the Rural Lifestyle Zone by: 1. achieving a low-density residential environment ~~with a built form dominated by detached residential units which, other than minor residential units, are established on their own separate sites~~; and 2. ensuring the scale and location of buildings on sites maintain a sense of openness and space between residential units and buildings on adjoining sites; and 3.~~ensuring that~~ encourage and retain open space character ~~predominates over built form on every site~~; and 4.~~retaining the open character and outlook from sites to rural areas through standards for boundary fences, including height, visual permeability and materials; and~~ 5.~~ensuring that there are~~ encourage low levels of noise, outdoor lighting, dust and odour; and 6. providing for rural activities on larger sites, where adverse effects are able to be internalised within the site; and 7. providing for a ~~more~~ limited range of services within the zone that directly support ~~than would be available in Residential or Rural Zones, with limited opportunities for~~ activities provided	Reject

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	Recommendation
						for in the zone ~~other than those ancillary activities to a residential or rural activity~~; and 8. ensuring any activity: a. has a built form and scale of activity consistent with the rural lifestyle character and amenity values of the zone; and b. does not result in adverse effects which are incompatible with the character and amenity values of the zone.	
306.274	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-P2 Rural Lifestyle Zone character and amenity values Maintain the qualities, charac	Support	Support in part. The policy intent to maintain rural lifestyle character and amenity values is supported subject to appropriate controls.	Seeks to amend as follows: 'Maintain the qualities, character and amenity values of the Rural Lifestyle Zone by: 1. achieving a low-density residential environment ~~with a built form dominated by detached residential units which, other than minor residential units, are established on their own separate sites~~; and 2. ensuring the scale and location of buildings on sites maintain a sense of openness and space between residential units and buildings on adjoining sites; and 3.~~ensuring that~~ encourage and retain open space character ~~predominates over built form on every site~~; and 4.~~retaining the open character and outlook from sites to rural areas through standards for boundary fences, including height, visual permeability and materials; and~~ 5.~~ensuring that there are~~ encourage low levels of noise, outdoor lighting, dust and odour; and 6. providing for rural activities on larger sites, where adverse effects are able to be internalised within the site; and 7. providing for a ~~more~~ limited range of services within the zone that directly support ~~than would be available in Residential or Rural Zones, with limited opportunities for~~ activities provided for in the zone ~~other than those ancillary activities to a residential or rural activity~~; and 8. ensuring any activity: a. has a built form and scale of activity consistent with the rural lifestyle character and amenity values of the zone; and b. does not result in adverse effects which are incompatible with the character and amenity values of the zone.	Reject
163.101	Fire and Emergency New Zealand	Rural Lifestyle Zone	RLZ-P3 Design of development in rural lifestyle areas Ensure that new development is we	Support	Supports in part and seeks it to be amended to align with section 5(2) of the RMA and the submitter's objectives to protect life and prevent or limit damage to property, land, and the environment.	Amend as follows: ... 3. requiring sufficient water supply for firefighting to enable people and communities to provide for their well-being and for their health and safety ~~ensure personal safety~~; and	Accept
271.609	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-P3 Design of development in rural lifestyle areas Ensure that new development is we	Support	Support in part. Considers the policy should require development to be appropriately served for the collection, treatment, disposal or re-use of sewage and stormwater to align with CPRS Policy 5.3.5	Seeks to add an additional clause as follows: 5. requiring development to be adequately serviced for wastewater and stormwater collection, treatment and disposal.	Accept
305.275	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-P3 Design of development in rural lifestyle areas Ensure that new development is we	Support	Support in part. The policy encouraging well-designed development is supported where appropriate.	Seeks to amend as follows: 'Ensure that new development is well designed and laid out, including by: 1. ensuring that the bulk, scale and location of buildings on sites is appropriate for the environment of the zone, and that any dominance, privacy and shadowing effects are minimised; and 2. limiting the number and scale of buildings on sites in the rural lifestyle environment unless they are of a type that is for a rural lifestyle purpose; and 3. requiring sufficient water supply for firefighting to ensure personal safety, where appropriate; and 4. avoiding adverse effects from higher density development in areas where no wastewater reticulation is available.	Reject
306.275	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-P3 Design of development in rural lifestyle areas Ensure that new development is we	Support	Support in part. The policy encouraging well-designed development is supported where appropriate.	Seeks to amend as follows: 'Ensure that new development is well designed and laid out, including by: 1. ensuring that the bulk, scale and location of buildings on sites is appropriate for the environment of the zone, and that any dominance, privacy and shadowing effects are minimised; and 2. limiting the number and scale of buildings on sites in the rural lifestyle environment unless they are of a type that is for a rural lifestyle purpose; and 3. requiring sufficient water supply for firefighting to ensure personal safety, where appropriate; and	Reject

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	Recommendation
						4. avoiding adverse effects from higher density development in areas where no wastewater reticulation is available.	
271.610	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-P4 Minor residential units Provide for a single minor residential unit on sites to	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
271.611	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-P5 Energy and resource efficiency Encourage minimisation of energy and water use an	Support	Considers it gives effect to CRPS Objective 5.2.1.	Seeks to retain as notified.	Accept
305.276	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-P5 Energy and resource efficiency Encourage minimisation of energy and water use an	Support	Support in part. The policy intent to promote energy and resource efficiency is supported subject to appropriate controls.	Seeks to amend as follows: '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, where appropriate.'	Reject
306.276	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-P5 Energy and resource efficiency Encourage minimisation of energy and water use an	Support	Support in part. The policy intent to promote energy and resource efficiency is supported subject to appropriate controls.	Seeks to amend as follows: '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, where appropriate.'	Reject
271.612	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-P6 Outline Development Plans Provide for any substantial development extension of e	Support	Considers it gives effect to CRPS Objective 5.2.1 and Policy 5.3.12.	Seeks to retain as notified.	Accept
163.68	Fire and Emergency New Zealand	Rural Lifestyle Zone	RLZ-R1 Building activity Rural Lifestyle Zone Activity status: Permitted Where: P	Support	Supports building activity being subject to the 'servicing and firefighting water supply and access' standard as notified.	Retain as notified.	Accept
271.613	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R1 Building activity Rural Lifestyle Zone Activity status: Permitted Where: P	Support	Support in part. Considers it gives effect to CRPS Objective 5.2.1 and Policy 5.3.12.	Seeks to amend RLZ-S9 as requested [refer submission point #241.640]	Reject
271.622	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R10 Recreational activity Rural Lifestyle Zone Activity status: Permitted Where	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
271.623	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R11 Commercial activities Rural Lifestyle Zone Activity status: Permitted Where	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept except as modified by other submissions.
305.279	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-R11 Commercial activities Rural Lifestyle Zone Activity status: Permitted Where	Support	Support in part. The rule providing for small-scale commercial activities is supported in part but considers some commercial activities should be allowed where effects can be appropriately managed rather than being non-complying.	Seeks to amend as follows: Activity status when compliance is not achieved:~~Non-Complying~~ Discretionary Where: ~~NC-1~~DIS-1 Compliance is not achieved with PER-1	Accept
306.279	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-R11 Commercial activities Rural Lifestyle Zone Activity status: Permitted Where	Support	Support in part. The rule providing for small-scale commercial activities is supported in part but considers some commercial activities should be allowed where effects can be appropriately managed rather than being non-complying.	Seeks to amend as follows: Activity status when compliance is not achieved:~~Non-Complying~~ Discretionary Where: ~~NC-1~~DIS-1 Compliance is not achieved with PER-1	Accept
271.626	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R14 Community facility Rural Lifestyle Zone Activity status: Discretionary Acti	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
242.55	Ministry of Education Te Tāhuhu o Te Mātauranga	Rural Lifestyle Zone	RLZ-R15 Educational facility Rural Lifestyle Zone Activity status: Discretionary Ac	Oppose	Opposes proposed RLZ-R15 and the discretionary activity status for educational facilities in the GRUZ and considers that educational facilities should be provided for where there is a need for schools to support the community within the RLZ. [Refer to original submission for full reasons]	Seeks to amend as follows: Educational Facility Activity status:~~Discretionary~~Restricted Discretionary Where: RDIS 1 The gross floor area of educational facilities does not exceed 200m^2;and RDIS 2 RLZ-S3 – RLZ-S6 are complied with. Matters of discretion are restricted to: 1. the location of landscaping and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values for neighbouring sites; and 4. the operation of the activity, including the effects of noise, lighting and from the generation of traffic. Activity status when compliance not achieved:~~N/A~~Discretionary	Reject.

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	Recommendation
271.627	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R15 Educational facility Rural Lifestyle Zone Activity status: Discretionary Ac	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
271.628	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R16 Retirement village Rural Lifestyle Zone Activity status: Discretionary Acti	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
271.629	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R17 Any other activity not provided for as a permitted, restricted discretionary, discreti	Support	No specific reason given.	Seeks to retain as notified.	Accept
271.630	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R18 Intensive indoor primary production and intensive outdoor primary production Ru	Support	No specific reason given.	Seeks to retain as notified.	Accept
271.631	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R19 Industrial activity Rural Lifestyle Zone Activity status: Non-Complying Act	Support	No specific reason given.	Seeks to retain as notified.	Accept
271.614	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R2 Primary production (excluding mining activity, quarrying activities and intensive indoo	Support	Support in part. Considers that controls on forestry activities, especially in relation to wildfire risk and wildings are needed.	Seeks to amend as follows: RLZ-R2 Primary production (excluding mining activity, quarrying activities, forestry activities, and intensive outdoor primary production)	Accept
271.615	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R3 Amenity planting and shelterbelts Rural Lifestyle Zone Activity status: Permit	Support	Support in part. Considers that CRPS Policy 5.3.13 seeks to avoid or minimise wilding tree risk, and Discretionary status is not strict enough for planting pest species, which should be Prohibited. Also considers the wording of PER-1 is unclear and inconsistent with PER-5.	Seeks to amend as follows: PER-1 The amenity planting or shelterbelt does not involve planting of ~~species that are , or can become~~ any pest ~~species as~~, pest agent, or organism of interest identified in the relevant Regional Pest Management Plan AND Seeks to amend the rule as follows: Activity status when compliance is not achieved: Discretionary Where: DIS-1 Compliance is not achieved with ~~PER-1~~, PER-2, PER-3, PER-4, and/or PER-5 Activity status when compliance is not achieved: Prohibited Where: PRO-1 Compliance is not achieved with PER-1	Accept
271.616	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R4 Residential activity Rural Lifestyle Zone Activity status: Permitted Activ	Support	Support in part.	Seeks to amend RLZ-S9 as requested [refer to submission #241.640]	Reject
271.617	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R5 Residential unit Rural Lifestyle Zone Activity status: Permitted Where: PER-	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
271.618	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R6 Accessory building Rural Lifestyle Zone Activity status: Permitted Activity	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
271.619	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R7 Minor residential unit Rural Lifestyle Zone Activity status: Permitted Where	Support	Neutral, taken as generally support [inferred relief requested]	No specific reason given.	Accept
172.8	Bog Roy Station Limited	Rural Lifestyle Zone	RLZ-R8 Visitor accommodation Rural Lifestyle Zone Activity status: Permitted Where:	Oppose	Considers that visitor accommodation in the Rural Lifestyle Zone (and General Rural Zone - refer submission point 172.7) should be a permitted activity where associated with the Alps to Ocean cycle trail as there is a legitimate expectation from trail users for a range of accommodation options to support their journey. Considers that buildings solely for use as visitor accommodation should be a restricted discretionary, allowing matters of visual appearance, location size, access and servicing to be considered.	[Inferred relief sought] Seeks to delete RLZ-R8 PER-1 and to amend the activity status where compliance is not achieved with the rule to a Restricted Discretionary Activity with the following matters of discretion: Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 and/or PER-2 Matters of discretion are restricted to: 1. Whether the visitor accommodation fits within it's context, taking into account: a. location, size and visual appearance of the visitor accommodation unit; and b. the ability of the visitor accommodation to be suitably serviced. c. provision of suitable access and parking for the visitor accommodation unit.	Reject

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	Recommendation
191.4	Hadleigh Bognuda and Magdalena Stanuch	Rural Lifestyle Zone	RLZ-R8 Visitor accommodation Rural Lifestyle Zone Activity status: Permitted Where:	Oppose	Considers RLZ-R8 to be highly restrictive on the type of visitor accommodation and number of visitors permitted and that this will hinder opportunities to support Alps to Ocean cycle trail users with suitable accommodation options. Considers that trail users have an expectation of accessible and varied accommodation which is essential for tourism and enhances the trail experience.	Seeks to amend RLZ-R8 as follows: RLZ-R8 Visitor Accommodation Permitted Where: ~~PER-1 The visitor accommodation is limited to homestays accommodating no more than 5 visitors at any one time; and~~ PER-2~~1~~The site continues to be used for farming or residential purposes; and PER-3~~2~~The activity is principally carried out within a residential unit, or accessory building to a residential unit or primary production activity (excludes mining, quarrying or forestry activities) Activity status when compliance is not achieved: Restricted Discretionary Restricted Discretionary Where: RDIS1 Compliance is not achieved with PER-1 and/or PER-2 Matters of discretion are restricted to: 1. Whether the visitor accommodation fits within it's context, taking into account: a. location, size and visual appearance of the visitor accommodation unit; and b. the ability of the visitor accommodation to be suitably serviced. c. provision of suitable access and parking for the visitor accommodation unit.	Reject
271.620	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R8 Visitor accommodation Rural Lifestyle Zone Activity status: Permitted Where:	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
305.277	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-R8 Visitor accommodation Rural Lifestyle Zone Activity status: Permitted Where:	Support	The rule providing for visitor accommodation is supported and considers accommodation for up to eight guests at one time is appropriate.	Seeks to retain as notified.	Accept
306.277	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-R8 Visitor accommodation Rural Lifestyle Zone Activity status: Permitted Where:	Support	The rule providing for visitor accommodation is supported and considers accommodation for up to eight guests at one time is appropriate.	Seeks to retain as notified.	Accept
271.621	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-R9 Home business (excluding primary production activity) Rural Lifestyle Zone Act	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
305.278	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-R9 Home business (excluding primary production activity) Rural Lifestyle Zone Act	Support	The rule enabling home businesses is supported.	Seeks to retain as notified.	Accept
306.278	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-R9 Home business (excluding primary production activity) Rural Lifestyle Zone Act	Support	The rule enabling home businesses is supported.	Seeks to retain as notified.	Accept
271.632	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-S1 Residential site density No more than one principal residential unit per site.	Support	No specific reason given.	Seeks to retain as notified.	Accept
163.103	Fire and Emergency New Zealand	Rural Lifestyle Zone	RLZ-S2 Maximum height All buildings and structures must not exceed a maximum height, a	Support	Supports in part but seeks an exemption for 'emergency service towers and communication poles' from the height restrictions.	Amend as follows: ... 3. Clause 1 does not apply to: ... c. Emergency service towers and communication poles	Reject
271.633	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-S2 Maximum height All buildings and structures must not exceed a maximum height, a	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
271.634	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-S3 Building coverage The combined total building coverage for the total site area	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept except as modified by other submissions

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	Recommendation
305.280	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-S3 Building coverage The combined total building coverage for the total site area	Oppose	Oppose in part. Considers the building coverage standard is overly restrictive for larger rural lifestyle allotments and should be increased to better reflect typical built form in the zone. [refer to original submission for full reasons]	Seeks to amend as follows: 1. The combined total building coverage for the total site area must not exceed ~~500~~ 1,000 m^2 or ~~5~~10%, whichever is the larger.	Accept in part
306.280	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-S3 Building coverage The combined total building coverage for the total site area	Oppose	Oppose in part. Considers the building coverage standard is overly restrictive for larger rural lifestyle allotments and should be increased to better reflect typical built form in the zone. [refer to original submission for full reasons]	Seeks to amend as follows: 1. The combined total building coverage for the total site area must not exceed ~~500~~ 1,000 m^2 or ~~5~~10%, whichever is the larger.	Accept in part
163.104	Fire and Emergency New Zealand	Rural Lifestyle Zone	RLZ-S4 Road and rail boundary setback The minimum setback of any part of building or s	Oppose	Opposes the standard and seeks a reduced setback for 'emergency service facility'. [See original submission for full reasons]	Amend as follows: 1. The minimum setback of any part of building or structure from the road boundary of a site shall be: ... c. Except for emergency service facilities which shall not be located within 8m.	Accept
233.114	KiwiRail Holdings Limited	Rural Lifestyle Zone	RLZ-S4 Road and rail boundary setback The minimum setback of any part of building or s	Support	Supports a 4.5m minimum setback from the rail corridor boundary to ensure safe and efficient rail operations, particularly in zones allowing buildings up to 10m high, which require equipment like scaffolding or cranes for maintenance. This setback helps prevent accidental intrusion into the corridor and protects the function of a nationally significant asset. The submitter considers a physical setback the most effective way to reduce interference risks from development on adjoining land.	Seeks to retain as notified.	Accept except as modified by other submissions
271.635	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-S4 Road and rail boundary setback The minimum setback of any part of building or s	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept except as modified by other submissions
305.281	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-S4 Road and rail boundary setback The minimum setback of any part of building or s	Support	Support in part. The intent of road and rail setback standards to retain open character is supported but considers small structures such as water tanks and garden buildings should be allowed within setbacks. [refer to original submission for full reasons]	Seeks to amend as follows: 1. The minimum setback of any part of building or structure over 10m^2 and 2m in height from the road boundary of a site shall be:a. State Highways - 20m; orb. any other formed road –10m. 2. The minimum setback of any part of a building or structure over 10m^2 and 2m in height from a rail corridor boundary shall be 4.5m.	Reject
306.281	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-S4 Road and rail boundary setback The minimum setback of any part of building or s	Support	Support in part. The intent of road and rail setback standards to retain open character is supported but considers small structures such as water tanks and garden buildings should be allowed within setbacks. [refer to original submission for full reasons]	Seeks to amend as follows: 1. The minimum setback of any part of building or structure over 10m^2 and 2m in height from the road boundary of a site shall be:a. State Highways - 20m; orb. any other formed road –10m. 2. The minimum setback of any part of a building or structure over 10m^2 and 2m in height from a rail corridor boundary shall be 4.5m.	Reject
271.636	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-S5 Internal boundary setback The minimum setback of any part of a building or stru	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept except as modified by other submissions
305.282	Erin Nivonne Schultz	Rural Lifestyle Zone	RLZ-S5 Internal boundary setback The minimum setback of any part of a building or stru	Support	Support in part. The intent of internal boundary setbacks to maintain openness is supported but considers flexibility is needed to allow small structures such as water tanks and garden sheds within setbacks.	Seeks to amend as follows: 1. The minimum setback of any part of a building or structure over 10m^2 and 2m in height from any internal boundary with another site shall be: ...	Accept
306.282	Waitaki Property Guardians Incorporated	Rural Lifestyle Zone	RLZ-S5 Internal boundary setback The minimum setback of any part of a building or stru	Support	Support in part. The intent of internal boundary setbacks to maintain openness is supported but considers flexibility is needed to allow small structures such as water tanks and garden sheds within setbacks.	Seeks to amend as follows: 1. The minimum setback of any part of a building or structure over 10m^2 and 2m in height from any internal boundary with another site shall be: ...	Accept
271.637	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-S6 Frontage fencing Any fencing within a road boundary setback or an internal boun	Support	Support in part. Considers that the road boundary setback is not defined and therefore not possible to determine whether fencing is within the road boundary setback.	Seeks to define “road boundary setback” for frontage fencing within the Rural Lifestyle Zone	Accept
271.638	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-S7 Crop protection structures Dark green or black cloth is used for all vertical f	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept
163.105	Fire and Emergency New Zealand	Rural Lifestyle Zone	RLZ-S8 Hours of operation Any activity (other than a residential activity or visitor a	Oppose	Opposes and seeks an exemption for 'emergency service facility' from this standard. [See original submission for full reasons]	Amend as follows: ... except where: ... c. the activity is an emergency service facility	Accept

Sub No.	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	Recommendation
271.639	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-S8 Hours of operation Any activity (other than a residential activity or visitor a	Support	Neutral, taken as generally support [inferred relief requested]	Seeks to retain as notified.	Accept except as modified by other submissions.
163.60	Fire and Emergency New Zealand	Rural Lifestyle Zone	RLZ-S9 Servicing and firefighting water supply and access All new buildings must be co	Support	Support the requirement for all new buildings to comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Amend as follows: ... 2. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Accept
271.640	Canterbury Regional Council	Rural Lifestyle Zone	RLZ-S9 Servicing and firefighting water supply and access All new buildings must be co	Support	Support in part. Considers that further consideration is needed for situations where reticulated services are not available and how servicing will be managed in those cases.	Seeks to amend as follows: 1.All new buildings must be connected to reticulated services where these are available. Where reticulated services are unavailable, buildings must be provided with stormwater and wastewater systems, and potable water that meets regional council requirements; and ...	Reject

General Submissions

Sub	Submitter	Section	Provision	Position	Summary of Submission	Relief/Decision Sought Summary	Recommendation
236.4	Schultz Enterprises Limited and EN & MJ Schultz Trust Partnership	Planning Maps	General	Amend	Amend through rezoning the land adjoining RLZ as a 'Rural Handy Zone' within 2km's of urban areas / settlements with HPL soils ideal for growing ventures and 4Ha minimum lot size amongst other provisions in a new PDP Chapter.	Seeks a new 'Rural Handy Zone' with a 4ha minimum lot size.	Reject

Appendix 3
Submissions on Withdrawn Provisions

Rural Lifestyle Zone Provisions

No provisions were fully withdrawn from the Rural Lifestyle Zone chapter. Therefore, there are no submissions on withdrawn provisions relating to this topic.