

## Settlement Zone

### Introduction

The District contains a number of small settlements dispersed throughout the rural area. These settlements (Acacia Drive, Cave, Ōrāri, Pareora, Winchester, Peel Forest, Blandswood and Woodbury) have a different character from the larger, more urban, centres. In general, they have larger allotment sizes and some contain a mixture of residential activities and non-residential activities. Most of these settlements have reticulated water supply but no reticulated sewerage.

The Settlement Zone seeks to enable residential activities and complementary non-residential activities and preserve the low density and pleasant character of these settlements. It also seeks to ensure that new development does not put pressure on existing infrastructure, create demands for infrastructure upgrades, or affect water supply bores.

Bespoke provisions are included within the chapter to ensure the residential character and natural qualities of the PRECX4 - Blandswood Precinct are maintained. PRECX4 - The Blandswood Precinct is bounded on all sides by the Peel Forest Park Scenic Reserve. The Blandswood Precinct acts as an important ecological link to the habitat within and surrounding the Peel Forest Park Scenic Reserve. Peel Forest Park Scenic Reserve is also a popular recreational area. Users of the Peel Forest Park Scenic Reserve park motor vehicles cars and pass through the Blandswood Precinct.<sup>1</sup>

### Objectives

#### SETZ-O1 Purpose of the Settlement Zone

Small settlements are used predominantly for a cluster of residential activities, commercial activities, light industrial activities and/or community activities that are located in rural areas.

*Note: This objective does not apply to the PRECX4 - Blandswood Precinct.*<sup>2</sup>

#### SETZ-O2 Character and qualities of the Settlement Zone

The character and qualities of the Settlement Zone comprise:

1. small, low density rural settlements that have a mixture of activities including residential activities, commercial activities, community activities, light industrial activities and home business; and
2. a range of amenity levels in different settlements; and
3. openness, trees, landscaping, access to sun-light; and
4. small number of grazing animals.

*Note: This objective does not apply to the PRECX4 - Blandswood Precinct.*<sup>3</sup>

#### SETZ-O3 Servicing in the Settlement Zone

On-site treatment and disposal of wastewater and stormwater does not:

1. compromise water supplies or the character and qualities of the ~~Zone~~ Zone; or
2. place pressure on existing network infrastructure, or create demand for new or upgraded network infrastructure.

<sup>1</sup> Carson, J [8.1], Smith, R [9.1], Lamb, M [24.1], Jesen, S [67.1], Melrose, R [69.1], Collins, G J and K V [71.1], Jowett, M [75.1], Challies and Ireland [77.1], Treeby, C [93.1], Bras, A [96.1], Woods, D [102.1], Ireland, G and J [110.1], Laird, H [111.1], Whitham, R [121.2], Buchanan and Small [123.1], Alison, A [126.2], Twaddle, N. J [127.2], Collins, D W and S M [141.1], Wilkinson, G A and V L [144.1], Bras, C [154.1], Melrose, G and S [195.1], Bras, P [232.1] – referred to as “Collins, D W and S M [141.1]” for simplicity.

<sup>2</sup> Collins, D W and S M [141.1]

<sup>3</sup> Collins, D W and S M [141.1]

## PRECX4- O1 The purpose, character and qualities of the Blandswood Precinct

PRECX4 -The Blandswood Precinct primarily provides for an existing residential community within a well-established cluster of buildings and structures that is characterised by:

1. the nearby Kowhai Stream and forested backdrop; and
2. high natural landscape, amenity, and biophysical values; and
3. the southwestern corner of the ~~P~~ Precinct exposed to high flood hazard; and
4. generally small-scale development that is diverse in character, and uses a range of construction materials; and
5. land used predominantly for residential use; and
6. limited infrastructure including partly sealed roads and on-site drinking water collection and wastewater; and
7. activities that generally generate low levels of noise.<sup>4</sup>

### Policies

#### **SETZ-P1 Range of activities**

Enable residential activities and non-residential activities that:

1. can be adequately and safely serviced by reticulated water supply and by on-site wastewater and stormwater treatment and disposal; and
2. maintains the amenity and character of the settlement the activity is located; and
3. are compatible with the purpose, character and qualities of the Settlement ~~Z~~ zone.

**Note: This policy does not apply to the PRECX4 - Blandswood Precinct.<sup>5</sup>**

#### **SETZ-P2 Character and qualities of the ~~S~~ettlement ~~Z~~ zone**

The character and qualities of the Settlement Zone will be maintained by requiring:

1. larger permeable outdoor areas that provide opportunities for outdoor living, tree and garden planting and on-site wastewater and stormwater treatment and disposal; and
2. buildings and structures to be of a height and setback a distance from boundaries that allows surrounding sites to have a reasonable standard of sunlight access and privacy; and
3. buildings intended to be used for non-residential purposes to be of an appearance and scale which is compatible with residential buildings in the locality; and
4. building heights within the PRECX4 - Blandswood Precinct retain the existing character of the area.<sup>6</sup>

#### **SETZ-P3 Com**patible**<sup>7</sup> non-residential activities**

Provide for:

1. industrial activities within existing buildings; and
2. cafes, community facilities, educational facilities,<sup>8</sup> and emergency service facilities<sup>9</sup>; and
3. ensure they are designed and located to minimise adverse effects on existing activities and the character and qualities of the settlement.

**Note: This policy does not apply to the PRECX4 - Blandswood Precinct.<sup>10</sup>**

<sup>4</sup> Collins, D W and S M [141.1]

<sup>5</sup> Collins, D W and S M [141.1]

<sup>6</sup> Collins, D W and S M [141.1]

<sup>7</sup> MoE [106.29]

<sup>8</sup> MoE [106.29]

<sup>9</sup> Clause 16(2)

**SETZ-P4 Other activities**

Only allow other activities where:

1. the nature, scale and intensity of the activity is compatible with the character and qualities of the Settlement Zone and all adverse effects are minimised; and
2. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; and
3. there is adequate water supply provided for firefighting purposes; and
4. the activity will not compromise the efficiency and safety of the roading network.

**Note: This policy does not apply to the PRECX4 - Blandswood Precinct.<sup>11</sup>**

**PRECX4 – Activities within the Blandswood Precinct**  
**P1**

Only allow activities in the Blandswood Precinct where they will:

1. maintain and/or enhance the existing residential character and natural qualities of the Blandswood Precinct; and
2. avoid adverse effects on the natural environment; and
3. generate low volumes of noise and traffic that reflect the existing environment; and
4. avoid risk to human life and significant risk to property within the a<sup>12</sup> High Hazard Area.<sup>13</sup>

**Rules**

**Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.**

SETZ-R1	Residential activities <sup>10</sup> and Residential Units
<u>1. Settlement Zone</u> <u>(Outside the PRECX4 - Blandswood Precinct)</u>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> There is no more than one residential unit per site; and</p> <p><b>PER-2</b> if residential visitor accommodation is provided within the residential unit, the maximum occupancy is six guests per night; and</p> <p><b>PER-23</b> SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4,</p> <p><b>Activity status where compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the number of visitors accommodated; and</li> <li>2. the location and design of buildings and any proposed parking and loading areas and access; and</li> <li>3. hours of operation; and</li> <li>4. noise, disturbance and loss of privacy of neighbours; and</li> <li>5. screening and landscaping; and</li> <li>6. waste treatment and disposal.<sup>14</sup></li> </ol> <p><b>Activity status where compliance not</b></p>

<sup>10</sup> Collins, D W and S M [141.1]

<sup>11</sup> Collins, D W and S M [141.1]

<sup>12</sup> Clause 10(2)(b) – relating to Kāinga Ora [229.39]

<sup>13</sup> Collins, D W and S M [141.1]

<sup>14</sup> Collins, D W and S M [141.1]

	<p>SETZ-S5, and SETZ-S6 are complied with.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with <u>SETZ-R89</u>.</p>	<p><b>achieved with PER-23: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
<p><b>2. PRECX4 - Blandswood Precinct</b></p>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b> They are located outside a <del>high hazard area overlay</del><sup>15</sup>; and</p> <p><b>RDIS-2</b> There is a maximum of one residential unit per site <del>property</del>; and</p> <p><b>PER-3</b> SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, and SETZ-S6 are complied with.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <u>the extent to which the new or extended building or structure will maintain and/or enhance the character and qualities of the PRECX4 - Blandswood Precinct; and</u></li> <li>2. <u>the extent to which the proposal will avoid adverse effects on the natural environment; and</u></li> <li>3. <u>whether the new or extended building or structure can be connected to a reliable and safe potable water supply; and</u></li> <li>4. <u>whether wastewater from the new or extended building or structure can be appropriately captured and treated.</u></li> </ol>	<p><b>Activity status when<del>re</del> compliance not achieved with PER-1: Discretionary</b></p> <p><b>Activity status when<del>re</del> compliance not achieved with RDIS-1 or RDIS-2: Non-complying</b></p> <p><b>Activity status when<del>re</del> compliance not achieved with PER3: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard; and</li> <li>2. the matters of discretion listed in <u>SETZ-R1.2.</u><sup>16</sup></li> </ol>

<sup>15</sup> Clause 10(2)(b) – relating to Kāinga Ora [229.39]

<sup>16</sup> Collins, D W and S M [141.1]

<u>SETZ-R1A2</u>	<u>Residential visitor accommodation</u>	
<u>Settlement Zone</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><b>PER-1</b> The visitor accommodation is contained within, and is ancillary to the use of, an existing principal residential unit; and</p> <p><b>PER-2</b> The maximum occupancy is six guests per night; and</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89.</p>	<p><u>Activity status where compliance not achieved: Restricted Discretionary</u></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the number of visitors accommodated; and</li> <li>2. the location and design of buildings and any proposed parking and loading areas and access; and</li> <li>3. hours of operation; and</li> <li>4. noise, disturbance and loss of privacy of neighbours; and</li> <li>5. screening and landscaping; and</li> <li>6. waste treatment and disposal; and</li> <li>7. the extent to which the activity will maintain and/or enhance the character and qualities of the PRECX4 - Blandswood Precinct.<sup>17</sup></li> </ol>
<u>SETZ-R23</u>	<u>Home business</u>	<p><u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><u>Activity status where compliance not achieved with PER-1: Non-complying</u></p>
<u>SETZ-R34</u>	<u>Educational facilities</u>	<p><u>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Controlled</u></p> <p><u>Where:</u></p> <p><b>PER-1</b> The activity is undertaken within and is ancillary to a residential unit; and</p> <p><b>PER-2</b> The educational facility is for a childcare service or home schooling; and</p> <p><b>CON-1</b> the activity complies with PER-4; and</p> <p><b>CON-2</b> The activity is located outside PRECX4 -</p>

<sup>17</sup> Collins, D W and S M [141.1]

	<p><b>PER-3</b> The maximum number of children attending at any one time is six, excluding any children who <u>reside on site</u> <del>live there</del>; and</p> <p><b>PER-4</b> All the <u>Standards</u> of this chapter are complied with.</p> <p><b><u>Note: Any associated building and structure must be constructed in accordance with SETZ-R89.</u></b></p>	<p><u>Blandswood Precinct.</u></p> <p><b>Matters of control are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the location and design of buildings and any proposed car parking and loading areas and access; and</li> <li>2. hours of operation; and</li> <li>3. noise, disturbance and loss of privacy of neighbours; and</li> <li>4. screening and landscaping; and</li> <li>5. waste treatment and disposal.</li> </ol> <p><b>Activity status where compliance not achieved with PER-4: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status where compliance not achieved with CON-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard; and</li> <li>2. the location and design of buildings and any proposed car parking and loading areas and access; and</li> <li>3. hours of operation; and</li> <li>4. noise, disturbance and loss of privacy of neighbours; and</li> <li>5. screening and landscaping; and</li> <li>6. waste treatment and disposal.</li> </ol> <p><b>Activity status where compliance not achieved with CON-2: Discretionary<sup>18</sup></b></p>
<p><b>SETZ-R45</b></p> <p><b>Settlement Zone</b></p>	<p><b>Market gardening and community gardens</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The maximum area for sale of produce is 75m<sup>2</sup>; and</p> <p><b>PER-2</b> All the <u>Standards</u> of this chapter are complied with.</p>	<p><b>Activity status where compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status where compliance not achieved with PER-1: Discretionary</b></p>

<sup>18</sup> Collins, D W and S M [141.1]

	<b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89.	
<b>SETZ-R56</b>	<b>Recreation activities</b>	
<b>Settlement Zone</b>	<b>Activity status:</b> Permitted <b>Where:</b> <b>PER-1</b> <del>The activity is not a</del> There is no motorsport activity; and <b>PER-2</b> All the <del>S</del> tandards of this chapter are complied with.  <b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89.	<b>Activity status when<del>re</del> compliance not achieved with PER-2: Restricted Discretionary</b>  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>the relevant matters of discretion of any infringed standard.</li> </ol> <b>Activity status when<del>re</del> compliance not achieved with PER-1: Discretionary</b>
<b>SETZ-R67</b>	<b>Grazing of animals</b>	
<b>1. Settlement Zone (<del>Outside the PRECX4 - Blandswood Precinct</del>)</b>	<b>Activity status:</b> Permitted <b>Where:</b> <b>PER-1</b> The maximum number of poultry is 12 and there must be no roosters; and  <b>PER-2</b> No grazing of animals occurs within 2m of a well head; and  <b>PER-3</b> There is no more than one pig kept on the site.	<b>Activity status when<del>re</del> compliance not achieved: Discretionary</b>
<b>2. PRECX4 - Blandswood Precinct</b>	<b>Activity status:</b> Discretionary  <b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89.	<b>Activity status when<del>re</del> compliance not achieved with: Not applicable<sup>19</sup></b>
<b>SETZ-R78</b>	<b>Offices</b>	
<b>1. Settlement Zone (<del>Outside</del></b>	<b>Activity status:</b> Permitted <b>Where:</b>	<b>Activity status when<del>re</del> compliance not achieved with PER-1: Restricted Discretionary</b>

<sup>19</sup> Collins, D W and S M [141.1]

<b><u>the PRECX4 - Blandswood Precinct</u></b>	<p><b>PER-1</b> Any office shall have no more than six full time equivalent staff; and</p> <p><b>PER-2</b> All the <del>Standards</del> of this chapter are complied with.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. scale, intensity and character of business; <u>and</u><sup>20</sup></li> <li>2. the matters of discretion of any infringed standard; and</li> <li>3. the location and design of buildings and any proposed parking and loading areas and access; <u>and</u><sup>21</sup></li> <li>4. hours of operation; and</li> <li>5. noise, disturbance and loss of privacy of neighbours; and</li> <li>6. screening and landscaping; and</li> <li>7. waste treatment and disposal.</li> </ol> <p><b>Activity status where compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the relevant matters of discretion of any infringed standard.</li> </ol>
<b><u>2. PRECX4 - Blandswood Precinct</u></b>	<p><b>Activity status: Discretionary</b></p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89.</p>	<p><b>Activity status where compliance not achieved with: Not applicable</b><sup>22</sup></p>
<b><u>SETZ-R89</u></b>	<p><b>Buildings and structures</b></p> <p><b>Settlement Zone</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The building or structure is associated with or ancillary to a permitted activity; and</p> <p><b>PER-2</b> All the <del>Standards</del> of this chapter are complied with; and</p> <p><b>PER-3</b> The building or structure is located outside the PRECX4 - Blandswood Precinct; and</p> <p><b>PER-4</b> The building or structure is located outside the a<sup>23</sup> High Hazard Area.</p>	<p><b>Activity status where compliance not achieved with PER-1:</b> The same status as the activity the building or structure is associated with or ancillary to.</p> <p><b>Activity status where compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status where compliance not achieved with PER-3: Restricted Discretionary</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the new or extended building or structure will</li> </ol>

<sup>20</sup> Clause 16 RMA<sup>21</sup> Clause 16 RMA<sup>22</sup> Collins, D W and S M [141.1]

		<p><u>maintain and/or enhance the character and qualities of the PRECX4 - Blandswood Precinct; and</u></p> <ol style="list-style-type: none"> <li>2. <u>the extent to which the proposal will avoid adverse effects on the natural environment; and</u></li> <li>3. <u>whether the new or extended building or structure can be connected to a reliable and safe potable water supply; and</u></li> <li>4. <u>whether wastewater from the new or extended building or structure can be appropriately captured and treated.</u></li> </ol> <p><b><u>Activity status when compliance not achieved with PER-4: Non-Complying</u></b></p>
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<u>SETZ-R8A10</u>	<b><u>Full or partial demolition of buildings or structures<sup>25</sup></u></b>	
<u>Settlement Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>
<b>SETZ-R911</b>	<b>Community facilities</b>	
<u>1. Settlement Zone (Outside the PRECX4 - Blandswood Precinct)</u>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b> All the <del>S</del>tandards of this chapter are complied with.</p> <p><b>Matters of control are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the location and design of buildings, parking and loading areas and access; and</li> <li>2. hours of operation; and</li> <li>3. noise, disturbance and loss of privacy of neighbours; and</li> <li>4. screening and landscaping; and</li> <li>5. waste treatment and disposal.</li> </ol> <p><b>Note:</b></p> <p><del>4. Any associated building and structure must be constructed in accordance with SETZ-R89.</del></p>	<p><b>Activity status when compliance not achieved with CON-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard; and</li> <li>2. the location and design of buildings and any proposed parking and loading areas and access; and</li> <li>3. hours of operation; and</li> <li>4. noise, disturbance and loss of privacy of neighbours; and</li> <li>5. screening and landscaping; and</li> <li>6. waste treatment and disposal.</li> </ol>

<sup>23</sup> Clause 10(2)(b) – relating to Kāinga Ora [229.39]

<sup>24</sup> Collins, D W and S M [141.1]

<sup>25</sup> NZHHA [184.2]

<u>2. PRECX4 - Blandswood Precinct</u>	<b>Activity status: Discretionary</b>  <b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89. <sup>26</sup>	<b>Activity status where compliance not achieved with:</b> Not applicable
<u>SETZ-R4012</u>	<b>Cafes</b>	
<u>1. Settlement Zone</u>	<b>Activity status: Controlled</b>  <b>Where:</b>  <b>CON-1</b> All the <del>S</del> tandards of this chapter are complied with.  <b>Matters of control are restricted to:</b> <ol style="list-style-type: none"> <li>1. the location and design of buildings, parking and loading areas and access; and</li> <li>2. hours of operation; and</li> <li>3. noise, disturbance and loss of privacy of neighbours; and</li> <li>4. screening and landscaping; and</li> <li>5. waste treatment and disposal.</li> </ol> <b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89.	<b>Activity status where compliance not achieved with:</b> Discretionary  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard; and</li> <li>2. the location and design of buildings and any proposed parking and loading areas and access; and</li> <li>3. hours of operation; and</li> <li>4. noise, disturbance and loss of privacy of neighbours; and</li> <li>5. screening and landscaping; and</li> <li>6. waste treatment and disposal.</li> </ol>
<u>2. PRECX4 - Blandswood Precinct</u>	<b>Activity status: Discretionary</b>  <b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89.	<b>Activity status where compliance not achieved with:</b> Not applicable. <sup>27</sup>
<u>SETZ-R4413</u>	<b>Industrial activities within existing industrial buildings</b>	
<u>1 Settlement Zone</u>	<b>Activity status: Controlled</b>  <b>Where:</b>  <b>CON-1</b> All the <del>S</del> tandards of this chapter are complied with; and  <b>CON-2</b> The activity does not include an offensive trade; and  <b>Matters of control are restricted to:</b>	<b>Activity status where compliance not achieved with CON-1:</b> Restricted Discretionary  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard; and</li> <li>2. the location and design of buildings and any proposed parking and loading areas and access; and</li> <li>3. hours of operation; and</li> <li>4. noise, disturbance and loss of privacy of neighbours; and</li> </ol>

<sup>26</sup> Collins, D W and S M [141.1]<sup>27</sup> Collins, D W and S M [141.1]

	<ol style="list-style-type: none"> <li>the location and design of parking and loading areas and access; and</li> <li>hours of operation; and</li> <li>noise, disturbance and loss of privacy of neighbours; and</li> <li>screening and landscaping; and</li> <li>waste treatment and disposal.</li> </ol>	<ol style="list-style-type: none"> <li>screening and landscaping; and</li> <li>waste treatment and disposal.</li> </ol> <p><b>Activity status where compliance not achieved with CON-2: Non-Complying</b></p>
<b>SETZ-R1214</b>	<b>Emergency Services Facilities</b>	
<b>Settlement Zone (Outside the PRECX4 - Blandswood Precinct)</b>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b> All the <u>Standards</u> of this chapter are complied with.</p> <p><b>Matters of control are restricted to:</b></p> <ol style="list-style-type: none"> <li>the location and design of buildings, parking and loading areas and access; and</li> <li>hours of operation; and</li> <li>noise, disturbance and loss of privacy of neighbours; and</li> <li>screening and landscaping; and</li> <li>waste treatment and disposal.</li> </ol> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89.</p>	<p><b>Activity status where compliance not achieved with CON-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the matters of discretion of any infringed standard; and</li> <li>the location and design of buildings and any proposed parking and loading areas and access; and</li> <li>hours of operation; and</li> <li>noise, disturbance and loss of privacy of neighbours; and</li> <li>screening and landscaping; and</li> <li>waste treatment and disposal.</li> </ol>
<b>2. PRECX4 - Blandswood Precinct</b>	<p><b>Activity status: Discretionary</b></p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with SETZ-R89.</p>	<p><b>Activity status where compliance not achieved with: Not applicable<sup>28</sup></b></p>
<b>SETZ-R1215</b>	<b>Industrial activities not listed in SETZ-R1213</b>	
<b>1. Settlement Zone (Outside the PRECX4 - Blandswood Precinct)</b>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b> The activity is an extension to an existing industrial <u>activity or building or activity</u>; and</p> <p><b>RDIS-2</b> The activity does not include an offensive trade; and</p>	<p><b>Activity status where compliance not achieved with RDIS-1 or RDS-3: Discretionary</b></p> <p><b>Activity status where compliance not achieved with RDIS-2: Non-complying</b></p>

<sup>28</sup> Collins, D W and S M [141.1]

	<p><b>RDIS-3</b> All the <del>S</del>tandards of this chapter are complied with.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the location and design of buildings, parking and loading areas and access; and</li> <li>2. hours of operation; and</li> <li>3. noise, disturbance and loss of privacy of neighbours; and</li> <li>4. screening and landscaping; and</li> <li>5. the treatment and disposal of stormwater, wastewater and any industrial or trade waste; <u>and</u></li> <li>6. <del>M</del>easures to avoid or mitigate adverse effects.</li> </ol>	
<p><b>2. PRECX4 - Blandswood Precinct</b></p>	<p><b>Activity status: Non-complying</b></p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with <u>SETZ-R89</u>.</p>	<p><b>Activity status when<del>re</del> compliance not achieved with: Not applicable<sup>29</sup></b></p>
<p><b>SETZ-R4416</b></p>	<p><b>Any activities not otherwise listed <u>in this chapter</u></b></p>	<p><b>Activity status when<del>re</del> compliance not achieved: Not applicable</b></p>

<sup>29</sup> Collins, D W and S M [141.1]

<b>Standards</b>	
<b>SETZ-S1</b>	<p><b>Height of buildings and structures</b></p> <p><b>Settlement Zone</b> Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of:</p> <p>1. 10m outside <u>the PRECX4 - Blandswood Precinct; or</u>  2. 5m inside <u>the PRECX4 - Blandswood Precinct.</u></p> <p><u>Towers and poles associated with emergency service facilities must not exceed 15m.</u><sup>30</sup></p> <p><b>Note:</b><sup>31</sup> Height shall be measured<sup>32</sup> from the existing ground level prior to any works commencing.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. dominance of the surrounding area; and</li> <li>2. overlooking and loss of privacy to adjoining sites; and</li> <li>3. solar access to adjoining sites; and</li> <li>4. landscaping; and</li> <li>5. mitigation measures; and</li> <li>6. <u>if within the PRECX4 - Blandswood Precinct, the effects on the adjoining Peel Forest Park Scenic Reserve; and</u></li> <li>7. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the PRECX4 - Blandswood Precinct, acknowledging greater building heights may be required on sloping sites.</u><sup>33</sup></li> </ol>
<b>SETZ-S2</b>	<p><b>Height in relation to boundary</b></p> <p><b>Settlement Zone</b> Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on privacy and the ability to use outdoor living space; and</li> <li>2. any impact on solar access to living rooms; and</li> <li>3. any adverse effects resulting from the bulk and dominance of built form; and</li> <li>4. any benefits, such as the use of architectural features or steps in the building façade; <u>and</u></li> <li>8. mitigation measures; <u>and</u></li> <li>9. <u>if within the PRECX4 - Blandswood Precinct, the effects on the adjoining Peel Forest Park Scenic Reserve.</u><sup>34</sup></li> </ol>
<b>SETZ-S3</b>	<p><b>Buildings Setbacks</b></p> <p><b>Settlement Zone</b> Buildings must be set-back a minimum of:</p> <ol style="list-style-type: none"> <li>1. 4.5m from any road boundary; and</li> <li>2. 3m from any internal boundary.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. overshadowing of adjacent sites; and</li> <li>2. sunlight and daylight access to internal and external living spaces of adjacent residential sites; and</li> <li>3. loss of privacy to adjacent residential sites; and</li> <li>4. mitigation measures; <u>and</u></li> </ol>

<sup>30</sup> FENZ [131.55]<sup>31</sup> ECan [183.4]<sup>32</sup> Clause 16(2) RMA<sup>33</sup> Collins, D W and S M [141.1]<sup>34</sup> Collins, D W and S M [141.1]

		5. <u>effects on the adjoining Peel Forest Park Scenic Reserve.</u> <sup>35</sup>
<b>SETZ-S4</b>	<b>Coverage</b>	<p><b>Settlement Zone</b> <u>The site combined building coverage and impervious surface coverage of any site must not exceed 35%.</u><sup>36</sup></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. availability of land for the purpose of treatment and/or disposal of sewage, stormwater, greywater or trade waste; and</li> <li>2. compatibility with the character and qualities of the zone; and</li> <li>3. visual dominance of buildings; and</li> <li>4. mitigation measures; and</li> <li>5. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the PRECX4 - Blandswood Precinct.</u><sup>37</sup></li> </ol>
<b>SETZ-S5</b>	<b>Water supply</b>	<p><b>Settlement Zone</b> All activities must:</p> <ol style="list-style-type: none"> <li>1. be connected to a community drinking water supply; or</li> <li>2. be connected to a private drinking water supply; or</li> <li>3. store 45,000 litres of potable water on-site from another source.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. security of domestic water supply from contamination; and</li> <li>2. adequacy of storage volume of water for domestic and fire-fighting purposes.</li> </ol>
<b>SETZ-S6</b>	<b>Sewage treatment and disposal</b>	<p><b>Settlement Zone</b> Any activity must:</p> <ol style="list-style-type: none"> <li>1. be connected to an available sewerage network where one exists; or</li> <li>2. be served by an on-site treatment and sewage disposal system that is <u>permitted or has been consented or approved</u><sup>38</sup> has been consented or approved by the <u>CRC Canterbury Regional Council</u>.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. adverse effects on domestic water supplies; and</li> <li>2. contamination of soil and water.</li> </ol>
<b>SETZ-S7</b>	<b>Manufacturing, altering, repairing, dismantling or processing of materials</b>	<p><b>Settlement Zone</b> All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an activity must be carried out within a building.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. nature, scale and intensity of the activity; and</li> <li>2. noise, odour and dust effects on the surrounding area.</li> </ol>

<sup>35</sup> Collins, D W and S M [141.1]

<sup>36</sup> ECan [183.1]

<sup>37</sup> Collins, D W and S M [141.1]

<sup>38</sup> ECan [183.155]

<b>SETZ-S8</b>	<b>Outdoor storage, display and parking areas</b>	
<b>Settlement Zone</b>	Any outdoor storage, display and parking areas located within any road or internal boundary setback under SETZ-S3 must be permanently screened by landscape planting of a minimum width of 2m and minimum height of 2m.	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. visual impacts on neighbouring properties and the surrounding area; and</li> <li>2. type and maintenance of landscaping; and</li> <li>3. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the PRECX4 - Blandswood Precinct.</u><sup>39</sup></li> </ol>
<b>SETZ-S9</b>	<b>Home business</b>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. scale, intensity and character of business; and</li> <li>2. hours of operation; and</li> <li>3. traffic generation; and</li> <li>4. provision of parking; and</li> <li>5. noise, odour, dust, disturbance and loss of privacy for neighbours; and</li> <li>6. mitigation measures; and</li> <li>7. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the PRECX4 - Blandswood Precinct.</u><sup>40</sup></li> </ol>

<sup>39</sup> Collins, D W and S M [141.1]

<sup>40</sup> Collins, D W and S M [141.1]