

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, Blandwood 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 PREC X4 - Blandwood Precinct are maintained. PREC X4 - The Blandwood Precinct is bounded on all sides by the Peel Forest Park Scenic Reserve. The Blandwood 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 Blandwood Precinct.¹

Objectives

SETZ-O1 Purpose of the Settlement Zone (excluding PREC4 - Blandwood Precinct)

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 PREC X4 - Blandwood Precinct.²~~

SETZ-O2 Character and qualities of the Settlement Zone (excluding PREC4 - Blandwood Precinct)

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 PREC X4 - Blandwood Precinct.³~~

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; or
2. place pressure on existing network infrastructure, or create demand for new or upgraded network

¹ 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.

² Collins, D W and S M [141.1]

³ Collins, D W and S M [141.1]

infrastructure.

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 ~~PRECX4~~ 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.⁴

Policies**SETZ-P1 Range of activities (excluding PREC4 - Blandswood Precinct)**

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 Zzone.

~~Note: This policy does not apply to the ~~PRECX4~~ - Blandswood Precinct.~~⁵

SETZ-P2 Character and qualities of the Settlement Zzone

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

1. larger permeable outdoor areas that provide opportunities for outdoor living spaces⁶, 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.⁷

SETZ-P3 Compatible⁸ non-residential activities (excluding PREC4 - Blandswood Precinct)

Provided for:

1. industrial activities within existing buildings; and
2. cafes, community facilities, educational facilities,⁹ and emergency service facilities¹⁰; and
3. ensure they are designed and located to minimise adverse effects on existing activities and the character and qualities of the settlement.

⁴ Collins, D W and S M [141.1]

⁵ Collins, D W and S M [141.1]

⁶ Schedule 1, cl16(2)

⁷ Collins, D W and S M [141.1]

⁸ MoE [106.29]

⁹ MoE [106.29]

¹⁰ Clause 16(2)

~~Note: This policy does not apply to the PREC4 - Blandswood Precinct.¹⁴~~

SETZ-P4 Other activities (excluding PREC4 - Blandswood Precinct)

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 PREC X4 - Blandswood Precinct.¹²~~

~~PREC4 - P1~~ Activities within the Blandswood Precinct

Only allow activities in ~~the~~ **PREC4 - Blandswood Precinct** where they will:

1. maintain and/or enhance the existing residential character and natural qualities of the PREC4 - 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 a¹³ High Hazard Area.¹⁴

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 and Residential Units
<p>1. Settlement Zone (Outside the PREC4 - Blandswood Precinct)</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is no more than one residential unit per site; and</p> <p>PER-2 if residential visitor accommodation is provided within the residential unit, the maximum occupancy is six guests per night; and</p> <p>PER-23</p>
	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the number of visitors accommodated; and 2. the location and design of buildings and any proposed parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal.¹⁵

¹¹ Collins, D W and S M [141.1]

¹² Collins, D W and S M [141.1]

¹³ Clause 10(2)(b) – relating to Kāinga Ora [229.39]

¹⁴ Collins, D W and S M [141.1]

	<p>SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, and SETZ-S6 are complied with.</p> <p>Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</p>	<p>Activity status when compliance not achieved with PER-23: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
<p>2. PRECX4 - Blandswood Precinct</p>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> They are located outside a High Hazard area overlay¹⁶; and</p> <p><u>RDIS-2</u> There is a maximum of one residential unit per site property; and</p> <p><u>PERRDIS-3</u> <u>SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, and SETZ-S6 are complied with.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 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> 2. <u>the extent to which the proposal will avoid adverse effects on the natural environment; and</u> 3. <u>whether the new or extended building or structure can be connected to a reliable and safe potable water supply; and</u> 4. <u>whether wastewater from the new or extended building or structure can be appropriately captured and treated.</u> 	<p>Activity status when compliance not achieved with PER-1: Discretionary</p> <p><u>Activity status when compliance not achieved with RDIS-1 or RDIS-2: Non-complying</u></p> <p><u>Activity status when compliance not achieved with PERRDIS-3: Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. <u>the matters of discretion listed in SETZ-R1.2.</u>¹⁷

¹⁵ Collins, D W and S M [141.1]

¹⁶ Clause 10(2)(b) – relating to Kāinga Ora [229.39]

¹⁷ Collins, D W and S M [141.1]

SETZ-R4A2	Residential visitor accommodation	
Settlement Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is contained within, and is ancillary to the use of, an existing principal residential unit; and</p> <p>PER-2 The maximum occupancy is six guests per night; and</p> <p>Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</p>	<p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the number of visitors accommodated; and the location and design of buildings and any proposed parking and loading areas and access; and hours of operation; and noise, disturbance and loss of privacy of neighbours; and screening and landscaping; and waste treatment and disposal; and the extent to which the activity will maintain and/or enhance the character and qualities of the PRECX4 - Blandswood Precinct.¹⁸
SETZ-R23	Home business	
Settlement Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity does not include an offensive trade; and</p> <p>PER-2 All the standards of this chapter are complied with.</p> <p>Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</p>	<p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with PER-1: Non-complying</p>
SETZ-R34	Educational facilities	
1. Settlement Zone (Outside the PREC4 - Blandswood Precinct)	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is undertaken within and is ancillary to a residential unit; and</p> <p>PER-2</p>	<p>Activity status when compliance not achieved with PER-1, PER-2 or PER-3: Controlled</p> <p>Where:</p> <p>CON-1 The activity complies with PER-4; and</p>

¹⁸ Collins, D W and S M [141.1]

	<p>The educational facility is for a childcare service or home schooling; and</p> <p>PER-3 The maximum number of children attending at any one time is six, excluding any children who <u>reside on site live there</u>; and</p> <p>PER-4 All the Sstandards of this chapter are complied with.</p> <p>Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</p>	<p>CON-2 <u>The activity is located outside PRECX4 - Blandswood Precinct.</u>¹⁹</p> <p>Matters of control are restricted reserved²⁰ to:</p> <ol style="list-style-type: none"> 1. the location and design of buildings and any proposed car parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal. <p>Activity status when compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed car parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal. <p>Activity status when compliance not achieved with CON-2: Discretionary²¹</p>
<p>2. PRECX4 - Blandswood Precinct²²</p>	<p>Activity status: Discretionary</p>	<p>Activity status when compliance not achieved with: Not applicable</p>

¹⁹ Schedule 1, cl16(2)
²⁰ Schedule 1, cl16(2)
²¹ Schedule 1, cl16(2)
²² Schedule 1, cl16(2)

SETZ-R45		
Market gardening and community gardens		
Settlement Zone	Activity status: Permitted	Activity status when compliance not achieved with PER-2: Restricted Discretionary
	Where:	Matters of discretion are restricted to:
	PER-1 The maximum area for sale of produce is 75m ² ; and	1. the matters of discretion of any infringed standard.
	PER-2 All the standards of this chapter are complied with.	Activity status when compliance not achieved with PER-1: Discretionary
	Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.	
SETZ-R56		
Recreation activities		
Settlement Zone	Activity status: Permitted	Activity status when compliance not achieved with PER-2: Restricted Discretionary
	Where:	Matters of discretion are restricted to:
	PER-1 The activity is not a There is no motorsport activity; and	1. the relevant matters of discretion of any infringed standard.
	PER-2 All the standards of this chapter are complied with.	Activity status when compliance not achieved with PER-1: Discretionary
	Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.	
SETZ-R67		
Grazing of animals		
1. Settlement Zone (Outside the PREC4 - Blandswood Precinct)	Activity status: Permitted	Activity status when compliance not achieved: Discretionary
	Where:	
	PER-1 The maximum number of poultry is 12 and there must be no roosters; and	
	PER-2 No grazing of animals occurs within 2m of a well head; and	
	PER-3 There is no more than one pig kept on the site.	

<p>2. PRECX4 - Blandswood Precinct</p>	<p>Activity status: Discretionary</p> <p><i>Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</i></p>	<p>Activity status when compliance not achieved with: Not applicable²³</p>
<p>SETZ-R78 Offices</p>		
<p>1. Settlement Zone (Outside the PRECX4 - Blandswood Precinct)</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any office shall have no more than six full time equivalent staff; and</p> <p>PER-2 All the standards of this chapter are complied with.</p> <p><i>Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</i></p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. scale, intensity and character of business; and²⁴ 2. the matters of discretion of any infringed standard; and 3. the location and design of buildings and any proposed parking and loading areas and access; and²⁵ 4. hours of operation; and 5. noise, disturbance and loss of privacy of neighbours; and 6. screening and landscaping; and 7. waste treatment and disposal. <p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the relevant matters of discretion of any infringed standard.
<p>2. PRECX4 - Blandswood Precinct</p>	<p>Activity status: Discretionary</p> <p><i>Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</i></p>	<p>Activity status when compliance not achieved with: Not applicable²⁶</p>
<p>SETZ-R89 Buildings and structures</p>		
<p>Settlement Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status when compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p>

²³ Collins, D W and S M [141.1]

²⁴ Clause 16 RMA

²⁵ Clause 16 RMA

²⁶ Collins, D W and S M [141.1]

	<p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 All the Sstandards of this chapter are complied with; and</p> <p>PER-3 <u>The building or structure is located outside the PRECX4 - Blandswood Precinct; and</u></p> <p>PER-4 <u>The building or structure is located outside the a²⁷ High Hazard Area.</u></p>	<p>Activity status when re compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p><u>Activity status when re compliance not achieved with PER-3: Restricted Discretionary</u></p> <ol style="list-style-type: none"> 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> 2. <u>the extent to which the proposal will avoid adverse effects on the natural environment; and</u> 3. <u>whether the new or extended building or structure can be connected to a reliable and safe potable water supply; and</u> 4. <u>whether wastewater from the new or extended building or structure can be appropriately captured and treated.</u> <p><u>Activity status when re compliance not achieved with PER-4: Non-Complying²⁸</u></p>
<p><u>SETZ- R8A10</u></p>	<p><u>Full or partial demolition of buildings or structures²⁹</u></p>	
<p><u>Settlement Zone</u></p>	<p><u>Activity status: Permitted</u></p>	<p><u>Activity status when compliance not achieved: Not applicable</u></p>
<p><u>SETZ-R911</u></p>	<p><u>Community facilities <u>not otherwise listed in this chapter³⁰</u></u></p>	
<p><u>1. Settlement Zone (Outside the PRECX4 - Blandswood</u></p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 All the Sstandards of this chapter are</p>	<p>Activity status when re compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any

²⁷ Clause 10(2)(b) – relating to Kāinga Ora [229.39]

²⁸ Collins, D W and S M [141.1]

²⁹ NZHHA [184.2]

³⁰ Schedule 1, cl16(2)

<p>Precinct)</p>	<p>complied with.</p> <p>Matters of control are reserved restricted³¹ to:</p> <ol style="list-style-type: none"> 1. the location and design of buildings, parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal. <p>4 Note: <i>SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</i></p>	<p>infringed standard; and</p> <ol style="list-style-type: none"> 2. the location and design of buildings and any proposed parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal.
<p>2. PREC4 - Blandswood Precinct</p>	<p>Activity status: Discretionary</p> <p>Note: <i>SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</i>³²</p>	<p>Activity status when compliance not achieved: Not applicable</p>
<p>SETZ-R1012 Cafes</p>		
<p>1. Settlement Zone (outside PREC4 - Blandswood Precinct)³³</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 All the standards of this chapter are complied with.</p> <p>Matters of control are reserved restricted³⁴ to:</p> <ol style="list-style-type: none"> 1. the location and design of buildings, parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal. <p>Note: <i>SETZ-R9 applies to any associated buildings and structures must be</i></p>	<p>Activity status when compliance not achieved: Restricted³⁵ Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal.

³¹ Schedule 1, cl16(2)

³² Collins, D W and S M [141.1]

³³ Schedule 1, cl16(2)

³⁴ Schedule 1, cl16(2)

³⁵ Schedule 1, cl16(2)

	constructed in accordance with SETZ-R89.	
2. PRECX4 - Blandswood Precinct	Activity status: Discretionary Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.	Activity status when compliance not achieved with: Not applicable. ³⁶
SETZ-R4413	Industrial activities within existing industrial buildings	
1 Settlement Zone	Activity status: Controlled Where: CON-1 All the standards of this chapter are complied with; and CON-2 The activity does not include an offensive trade; and Matters of control are reserved restricted³⁷ to: <ol style="list-style-type: none"> 1. the location and design of parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal. 	Activity status when compliance not achieved with CON-1: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal.
SETZ-R4214	Emergency services facilities	
		Activity status when compliance not achieved with CON-2: Non-complying

³⁶ Collins, D W and S M [141.1]

³⁷ Schedule 1, cl16(2)

<p>1. Settlement Zone (Outside the PREC4 - Blandwood Precinct)</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 All the standards of this chapter are complied with.</p> <p>Matters of control are restricted reserved³⁸ to:</p> <ol style="list-style-type: none"> the location and design of buildings, parking and loading areas and access; and hours of operation; and noise, disturbance and loss of privacy of neighbours; and screening and landscaping; and waste treatment and disposal. <p>Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</p>	<p>Activity status when compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard; and the location and design of buildings and any proposed parking and loading areas and access; and hours of operation; and noise, disturbance and loss of privacy of neighbours; and screening and landscaping; and waste treatment and disposal.
<p>2. PREC4 - Blandwood Precinct</p>	<p>Activity status: Discretionary</p> <p>Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</p>	<p>Activity status when compliance not achieved with: Not applicable³⁹</p>
<p>SETZ-R415 Industrial activities not listed in SETZ-R4213</p>		
<p>1. Settlement Zone (Outside the PREC4 - Blandwood Precinct)</p>	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The activity is an extension to an existing industrial activity or building or activity; and</p> <p>RDIS-2 The activity does not include an offensive trade; and</p> <p>RDIS-3 All the standards of this chapter are complied with.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location and design of buildings, parking and loading areas and access; 	<p>Activity status when compliance not achieved with RDIS-1 or RDS-3: Discretionary</p> <p>Activity status when compliance not achieved with RDIS-2: Non-complying</p>

³⁸ Schedule 1, cl16(2)

³⁹ Collins, D W and S M [141.1]

	<p>and</p> <ol style="list-style-type: none"> 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. the treatment and disposal of stormwater, wastewater and any industrial or trade waste; <u>and</u> 6. Measures measures to avoid or mitigate adverse effects. 	
<p>2. PREC4 - Blandswood Precinct</p>	<p>Activity status: Non-complying</p> <p><i>Note: SETZ-R9 applies to any associated buildings and structures must be constructed in accordance with SETZ-R89.</i></p>	<p>Activity status where compliance not achieved with: Not applicable⁴⁰</p>
<p>SETZ-R416</p>	<p>Any activities not otherwise listed <u>in this chapter</u></p>	
<p>Settlement Zone</p>	<p>Activity status: Discretionary</p>	<p>Activity status where compliance not achieved: Not applicable</p>

⁴⁰ Collins, D W and S M [141.1]

Standards		
SETZ-S1	Height of buildings and structures	
Settlement Zone	<p>Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of:</p> <p><u>1. 10m outside the PRECX4 - Blandswood Precinct; or</u> <u>2. 5m inside the PRECX4 - Blandswood Precinct.</u></p> <p><u>Towers and poles associated with emergency service facilities must not exceed 15m.</u>⁴¹</p> <p>Note:⁴² Height shall be measured⁴³ from the existing ground level prior to any works commencing.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. dominance of the surrounding area; and 2. overlooking and loss of privacy to adjoining sites; and 3. solar access to adjoining sites; and 4. landscaping; and 5. mitigation measures; <u>and</u> 6. <u>if within the PRECX4 - Blandswood Precinct, the effects on the adjoining Peel Forest Park Scenic Reserve; and</u> 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>⁴⁴
SETZ-S2	Height in relation to boundary	
Settlement Zone	<p>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>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access to living rooms; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building facade; <u>and</u> 8. mitigation measures; <u>and;</u> 9. <u>if within the PRECX4 - Blandswood Precinct, the effects on the adjoining Peel Forest Park Scenic Reserve.</u>⁴⁵
SETZ-S3	Building sSetbacks	
Settlement Zone	<p>Buildings must be set-back a minimum of:</p> <ol style="list-style-type: none"> 1. 4.5m from any road boundary; and 2. 3m from any internal boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. overshadowing of adjacent sites; and 2. sunlight and daylight access to internal and external living spaces of adjacent residential sites; and 3. loss of privacy to adjacent residential sites; and

⁴¹ FENZ [131.55]

⁴² ECan [183.4]

⁴³ Clause 16(2) RMA

⁴⁴ Collins, D W and S M [141.1]

⁴⁵ Collins, D W and S M [141.1]

		<ol style="list-style-type: none"> 4. mitigation measures; <u>and</u> 5. <u>effects on the adjoining Peel Forest Park Scenic Reserve.</u>⁴⁶
SETZ-S4	Coverage	
Settlement Zone	<p>The site combined building coverage and impervious surface coverage of any site must not exceed 35%.⁴⁷</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. availability of land for the purpose of treatment and/or disposal of sewage, stormwater, greywater or trade waste; and 2. compatibility with the character and qualities of the zone; and 3. visual dominance of buildings; and 4. mitigation measures; <u>and</u> 5. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the PREC4 - Blandswood Precinct.</u>⁴⁸
SETZ-S5	Water supply	
Settlement Zone	<p>All activities must:</p> <ol style="list-style-type: none"> 1. be connected to a community drinking water supply; or 2. be connected to a private drinking water supply; or 3. store 45,000 litres of potable water on-site from another source. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. security of domestic water supply from contamination; and 2. adequacy of storage volume of water for domestic and fire-fighting purposes.
SETZ-S6	Sewage treatment and disposal	
Settlement Zone	<p>Any activity must:</p> <ol style="list-style-type: none"> 1. be connected to an available sewerage network where one exists; or 2. be served by an on-site treatment and sewage disposal system that <u>is permitted or has been consented or approved</u>⁴⁹ has been consented or approved⁵⁰ by the <u>CRC Canterbury Regional Council.</u> 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. adverse effects on domestic water supplies; and 2. contamination of soil and water.
SETZ-S7	Manufacturing, altering, repairing, dismantling or processing of materials	
Settlement Zone	<p>All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an activity must</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. nature, scale and intensity of the activity; and

⁴⁶ Collins, D W and S M [141.1]

⁴⁷ ECan [183.1]

⁴⁸ Collins, D W and S M [141.1]

⁴⁹ ECan [183.155]

⁵⁰ Schedule 1, cl16(2)

	be carried out within a building.	2. noise, odour and dust effects on the surrounding area.
SETZ-S8	Outdoor storage, display and parking areas	
Settlement Zone	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 from ground level of 2m.	Matters of discretion are restricted to: 1. visual impacts on neighbouring properties and the surrounding area; and 2. type and maintenance of landscaping; and 3. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the PREC4 - Blandswood Precinct.</u> ⁵¹
SETZ-S9	Home business	
Settlement Zone	The activity shall ensure that: 1. there must be no more than two full-time equivalent people engaged in the home business who resides off-site; and 2. any retail sales, other than internet-based sales where no customer visits occur, must be limited to the sale of produce grown on the site and handcrafts manufactured on the site.	Matters of discretion are restricted to: 1. scale, intensity and character of business; and 2. hours of operation; and 3. traffic generation; and 4. provision of parking; and 5. noise, odour, dust, disturbance and loss of privacy for neighbours; and 6. mitigation measures; and 7. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the PREC4 - Blandswood Precinct.</u> ⁵²

⁵¹ Collins, D W and S M [141.1]

⁵² Collins, D W and S M [141.1]