

RLZ – Rural lifestyle zone

Feed-back No.	Section	Sub-section	Plan Provision	Feedback	Relief sought
126.1	RLZ – Rural lifestyle zone			<p>Re [REDACTED] we wish to be able to subdivide our section into approximately three lots under the provisions of the Draft District Plan. We would like to see more infrastructure, e.g. more than one unit of water, plus sewer, stormwater and power extended along toward us, however if it is more favourable to council, we could sell the proposed sections with the proviso that rainwater and groundwater be harvested into adequate storage to suit, and a suitable sewer system installed as we do ourselves.</p> <p>We believe that consideration should be given to this suggestion under the provisions of this Draft District Plan, as any desired outcome, not included as part of this District Plan will stifle growth opportunities for this area, should it be waiting for the next Draft District Plan considerations (c.2030-2035 ?).</p> <p>In conclusion, going forward, the Timaru District Council needs to take a proactive , rather than reactive approach Carpe Diem (Seize the Moment).</p> <p>[REDACTED]</p>	
143.65	RLZ – Rural lifestyle zone	General		<p>Rural Lifestyle Zone</p> <ul style="list-style-type: none"> · The RLZ provides for concentrated larger lots, predominantly for residential development within a rural environment. The zone adjoins or is near the suburban areas of Temuka, Timaru, Geraldine and Pleasant Point enabling efficient servicing of residential units within a rural environment. · The objectives and policies for the RLZ seek to provide for residential activities on larger lots in a rural setting, while enabling rural activities to occur that are compatible with the nature of the zone. · Residential units are a permitted activity within the zone, so long as there are no more than one unit and one minor residential unit (i.e. with a maximum gross floor area of 80m2) per site. 	[REDACTED] support the intensions of the Council in protecting a large portion of land for rural activities. However, we would recommend/question as to spatial application of the Rural Lifestyle Zone and why the majority of land zoned as RLZ is to the north of Timaru city, while land to the south is typically zoned Rural General.
8.1	RLZ – Rural lifestyle zone	General	General	<p>We are supportive of the proposed Rural Lifestyle Zone as clearly there is a demand for residential lifestyle sections within the vicinity of [REDACTED]</p>	
13.10	RLZ – Rural lifestyle zone	General	General	<p>This feedback relates specifically to the properties at [REDACTED] [REDACTED]. While the submitters generally agree rural residential development should be more targeted to prevent urban sprawl and retain rural productive land, they value the amenity they currently enjoy, which is very similar to the suggested character and qualities of the Rural Lifestyle Zone. They are concerned however that the suite of objectives, policies, rules and standards do not acknowledge or protect the character and qualities of the existing residences. They have therefore provided the accompanying submission points on specific policies, rules and standards and where appropriate, suggested wording changes.</p> <p>In addition to the specific submission points, they have the following concerns:</p> <ol style="list-style-type: none"> 1. They are concerned that a road could be built along the boundary of their proerties to provide access to the rural lifestyle lands. They request that recognition of this be given and a setback for roads is also provided. 2. They question whether the location of building platforms should be identified on all new rural lifestyle lots as an assessment matter. This would create more certainty on where a dwelling is to be placed, while also ensuring a future dwelling is located in the most unobtrusive location of a site. 3. There is a pre-existing encumbrance on the title of the property to the north of these dwellings. This encumbrance relates to a height restriction on future buildings, and correlates to sea level datum, not a specific height. This height limit creates a certain expectation of future development on these lands. It is requested that this encumbrance is carried forward in terms of the height limit on the lands adjacent the properties. 	

32.1	RLZ – Rural lifestyle zone	General	General	<p><i>Proposed Rural Residential Development Area, Timaru.</i></p> <p><i>I am the [REDACTED].</i></p> <p><i>My company has been involved in [REDACTED] [REDACTED] Timaru and its immediate surrounds for approximately 20 years. The Company is fully supportive of the Council’s proposed rural residential development zone, in particular the northwestern area of Timaru.</i></p> <p>[REDACTED]</p> <p><i>In addition to having outstanding views on generally excellent building platforms, these rural residential sites will provide an excellent transition zone between rural and residential.</i></p> <p><i>It is encouraging to note the Council following through on this important zoning that was identified in the 2017 Growth Management strategy.</i></p>	
123.1	RLZ – Rural lifestyle zone	General	General	<p><i>I would recommend increasing the RLZ Boundary further to the north of [REDACTED] avoid cutting through existing properties mid-section. Increase to the boundary through to next ridge line to include all sections per attached drawing.</i></p>	
151.2	RLZ – Rural lifestyle zone	General	General	<p><i>Matters discussed:</i></p> <p>[REDACTED]</p> <ol style="list-style-type: none"> <i>1. All Rural Lifestyle Zone (RLZ) land identified in the Draft Plan is premium land, meaning prices will be really high, likely over \$500,000. There is no mid ground or low priced RLZ land zoned in the Draft Plan.</i> <i>2. 2nd/3rd home buyers are looking for land and house packages around \$600,000 on 4,000-6,000m2 land. This is not achievable on the land identified as RLZ in the Draft Plan.</i> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <ol style="list-style-type: none"> <i>7. Demand is also at or less than 5,000m2. E.g. 1,500m2, 2,500m2 etc.</i> 	

				<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>11. Understood it is difficult to get cheap land as it needs to be serviced, which is always going to be a challenge.</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	
20.1	RLZ – Rural lifestyle zone	Objectives	RLZ-O1 Purpose of the Rural lifestyle zone	<p>Regarding Rural Residential Development area Timaru.</p> <p>I support the proposed [REDACTED] Rural Residential Development area as defined in the Councils Growth management Strategy and in the draft district plan.</p> <p>There is clearly demand for residential lifestyle sites in this location.</p>	
90.11	RLZ – Rural lifestyle zone	Objectives	RLZ-O1 Purpose of the Rural lifestyle zone	<p>Rural Lifestyle Zones (RLZ)</p> <p>In my view, the District Plan is a mechanism that is constructed to represent the communal rights of a District, thus, one can view a District Plan as a community’s voice, or their proxy agent. The DDP preparation process is a fundamental component to that establishing those communal rights. In this particular case, the Rural Lifestyle Zone was released to the public for consultation but without Development Plans. Consequently, to the lay person, the provisions lack the detail required to provide a thorough submission. The decision of landowners to support or oppose these provisions would, in reality, be derived from what one could achieve on their own subject site. Provision SUB-S1(6) requires a minimum net allotment size of 5,000sq.m in area, however SUB-S1(6)(b) provides that within areas covered by a development plan, the minimum allotment size shall align with that specified by the development area plan. The benefit of releasing a DDP is to obtain public feedback on proposed provisions, however there is a significant limit to what one can actually submit on in this instance. In my view, the process followed in this instance of releasing a DDP which lacks details significantly hinders the public’s ability to influence drafted provisions.</p> <p>This matter was emphasised by our clients when they asked us what they could achieve on their sites as one is generally motivated by economic capital derived from subdivision. Our response was limited to outlining that the minimum allotment size is 5,000sq.m with setback requirements of 15m, as well as connections to reticulate water supply and possible connections to reticulated wastewater infrastructure. In theory, a client could say we have 2ha of land so we can get four new Rural Lifestyle allotments. However, in practice, with the limited scope of detail, roading, infrastructure layout, green space areas, stormwater swales and other topographical features all restrict how one’s land could be developed. I would request that an ancillary process be prepared to develop the Outline Development Plans in the area, which [REDACTED] are happy to be involved in collaboration with Council as we have numerous clients in each of the RLZ and know the local environment.</p> <p>The Broad Zoning</p>	

				<p><i>In terms of the zone itself, it is located in the Rural Zone bundle, however with the anticipation that services will be connected to reticulated water and wastewater supply, as well as a density of which will reduce the rural amenity values, the broad zoning would be better suited as a Large Lot Residential Zone, similar to that of the DEV-RO8 in the Proposed Selwyn District Plan.</i></p> <p><i>I understand the need to create a difference between residential and rural activities, but the zone itself seems to be more suited as Large Lot Residential with high rural-residential amenity standards. The reality is, that is this is not technically greenfield development, and so many individuals will want to achieve as many allotments as possible which will hinder the Council's ability to ensure Rural Lifestyle values at sites with 5,000sq.m. In my view, Rural Lifestyle Zones are best suited as larger allotments such as 2ha to 4ha as the area enables greater setbacks such as 15m to be practical, a larger degree of privacy and higher amenity. However, a zoning of such a low density adjoining the the existing RES 6 Zone in Timaru or Residential 1 Zones in Pleasant Point, Geraldine and Temuka, would not be fitting. Therefore, our issue with the RLZ is that associated with the minimum allotment size.</i></p>	
43.115	RLZ – Rural lifestyle zone	Objectives	RLZ-O2 Character and qualities of the Rural	<p><i>Retain as proposed or preserve the original intent.</i></p> <p><i>We particularly support clause (4) which relates to a coordinated pattern of development and an appropriate density level with reticulated network connections.</i></p>	
96.45	RLZ – Rural lifestyle zone	Objectives	RLZ-O2 Character and qualities of the Rural	<p><i>Support</i></p> <p><i>█ supports the inclusion of development that is capable of efficiently connected to reticulated network for water infrastructure.</i></p>	
43.114	RLZ – Rural lifestyle zone	Policies	RLZ-P1 Rural lifestyle and rural activities	<p><i>Retain as proposed or preserve the original intent.</i></p> <p><i>This policy is consistent with the CRPS, particularly in terms of managing sewage and greywater.</i></p>	
96.46	RLZ – Rural lifestyle zone	Policies	RLZ-P1 Rural lifestyle and rural activities	<p><i>Support in Part</i></p> <p><i>█ is concerned that where rural lifestyle activities are provided for, there is no regard for firefighting water supply.</i></p> <p><i>As such, water supply for firefighting should be included in the description of the activities.</i></p> <p><i>Amend as follows:</i></p> <p><i>Enable rural lifestyle and rural activities that:</i></p> <ol style="list-style-type: none"> <i>1. are compatible with the purpose, character and qualities of the Rural lifestyle zone; and</i> <i>2. provide sufficient land for treatment and disposal of sewage and greywater, where required;</i> <i>3. Provide an adequate water supply for firefighting; and</i> <i>4. enable the ongoing use of the land for rural activities.</i> 	
13.1	RLZ – Rural lifestyle zone	Policies	RLZ-P2 Scale and location of built form	<p><i>In relation to █ █</i></p> <p><i>Generally, support the intent of this policy.</i></p>	<p>However, point 4. should be amended to include all Rural Lifestyle Zones, not just █</p>

				<p>However, point 4. should be amended to include all Rural Lifestyle Zones, not just [REDACTED]. This is particularly relevant to those properties along the [REDACTED] between the existing urban and rural areas where there are visual amenity issues in relation to the potential prominence of built form. It is important to provide a transition between the urban and rural zones.</p>	
13.2	RLZ – Rural lifestyle zone	Policies	RLZ-P3 Commercial activities	<p>In relation to [REDACTED]</p> <p>It is important to maintain the character and qualities of existing residential properties along [REDACTED]. These properties have enjoyed a rural outlook and hold many of the qualities purported by the Rural Lifestyle Zone. It is requested that point 1. is amended to read,</p> <p>'...are of a scale and nature that maintain the character and qualities of the Rural lifestyle zone and adjoining zones'</p>	
13.3	RLZ – Rural lifestyle zone	Policies	RLZ-P5 Inappropriate activities	<p>To ensure the character and qualities of the residential zone is maintained, specifically in relation to [REDACTED] it is requested that this policy is amended to include the following wording,</p> <p>'...nature that would not compromise the character and qualities of the Rural Lifestyle and adjoining residential zones'</p>	
100.55	RLZ – Rural lifestyle zone	RLZ-R1 Farming	General	<p>RLZ-R1: PER-2 oppose in part. Small “cottage” industries like sheep/goat milk would be deemed non-complying under this rule. A more moderate approach would be discretionary or restricted discretionary.</p>	
96.47	RLZ – Rural lifestyle zone	Rules	RLZ-R14 Activities not provided for as a per	<p>[REDACTED] is concerned that this rule doesn’t reflect the policy P4, in enabling emergency services to locate within these areas.</p> <p>As such, it is requested that emergency service facilities are provided for as restricted discretionary activities, limiting the matters of discretion to the relevant standards of the zone.</p> <p>Insert new provision as follows:</p> <p>RLZ-RXX – Emergency Services Facilities</p> <p>Rural Lifestyle Zone – Activity Status: Restricted Discretionary</p> <p>Matters of Discretion are restricted to:</p> <p>The relevant matters of discretion of any infringed standard.</p>	
62.35	RLZ – Rural lifestyle zone	Rules	RLZ-R1 Farming	<p>Support in full:</p> <p>Support farming as a permitted activity.</p> <p>Note that this rule encompasses outdoor pig farming in the absence of any specific rules on this activity, meaning there is a more permissive rule structure for outdoor pig farming in the RLZ than in the GRUZ.</p> <p>Support non-complying status for intensive indoor primary production.</p>	
62.36	RLZ – Rural lifestyle zone	Rules	RLZ-R2 Residential unit	<p>Support in full: Support permitted activity status for residential units. Retain as proposed.</p>	

13.4	RLZ – Rural lifestyle zone	Rules	RLZ-R3 Minor residential unit	<i>Need to add a matter of discretion to include the visual and amenity effects of a minor residential unit with a gross floor area greater than 80sq.m. If this is not considered it could potentially create adverse density effects on both the Rural Lifestyle and adjoining Residential Zones.</i>	
62.37	RLZ – Rural lifestyle zone	Rules	RLZ-R3 Minor residential unit	<i>Support in full: Support permitted activity status for minor residential units. Retain as proposed.</i>	
22.8	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S1 Water supply Rural lifestyle	<i>Will water supply be extended to RLZ on Orari Station Rd? Note that Geraldine fire response to rural locations is always accompanied by a tanker</i>	
43.118	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S1 Water supply Rural lifestyle	<i>Retain as proposed or preserve the original intent. [redacted] supports the provision of safe drinking water to rural-residential sites.</i>	
96.48	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S1 Water supply Rural lifestyle	<i>[redacted] supports the Standard RLZ-S1 pertaining to the requirement of all residential and visitor activities on site to be connected to a reticulated water supply. The matters of discretion reflect the requirement for the adequacy of stormwater volume for firefighting purposes. It is recommended that the standard be amended to include clarification on the requirements of storage. Amend: ... 2. adequacy of storage volume of water for domestic and firefighting purposes, as outlined in the New Zealand Fire Service Firefighting Water Supplies Code of Practice.</i>	
13.6	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S4 Setback of buildings	<i>It is requested that a setback of circa 40m from the boundary of [redacted] [redacted] is created to ensure there are no reverse sensitivity effects created on the existing residents. This will necessitate the inclusion of the following matter of discretion, 'potential for reverse sensitivity effects on adjoining residential activities'</i>	
22.3	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S4 Setback of buildings Rural li	<i>15 metre setback may be too restrictive. 1. subdivision of irregularly shaped land titles may be hampered resulting in inefficient use of available land resources in RLZ 2. the 15m setback will result in buildings being centrally located within smaller allotments restricting possible future land intensification and infill opportunities should future circumstances require it in response to changing patterns of demand and land use 3. Requires a discretionary approach to be available at the time of subdivision where sensible to vary the setback due to particular circumstances</i>	
90.13	RLZ – Rural	Table 2 - Standards	RLZ-S4 Setback of	<i>RLZ-S4 – Any building must be setback a minimum of 15m from the boundary of</i>	

	lifestyle zone		buildings Rural li	<ol style="list-style-type: none"> 1. any road; and 2. any adjacent site, including any shared access. <p><i>The 15m setback on a 5,000sq.m site that is created the usual topographical and infrastructural constraints do not allow this to occur. Whilst the devleopment plans may require a reduced allotment area, the setback rules will make this very impractical with limited building platforms. Appendix A illustrates how successful a setback of 2m for dwellings and garages is in practice.</i></p> <p><i>Solution</i></p> <p><i>That RLZ-S4 be amended as follows:</i></p> <p><i>RLZ-S4 – Any building must be setback a minimum of 5m from the boundary of</i></p> <ol style="list-style-type: none"> 1. any road; and 2. any adjacent site, including any shared access. <p><i>There is no Rule or provisions that details the notification status of amendments to development plans. We request that these be outlined.</i></p>	
134.2	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S4 Setback of buildings Rural li	<p><i>The Setback of buildings under RLZ-S4 is too restrictive at 15m from the boundaries. Likewise the setback of 30m of buildings in the General Rural Zone GRUZ-S3 is very restrictive. These setbacks are counter to the idea of minimizing the loss of productive land as effectively the 15m or 30m of space between the boundary and the building will be waste land. If these large setbacks are required, then rural lifestyle lots will need to be larger to accommodate this setback provisions, also meaning the loss of productive land. The physical characteristics of some land parcels, eg contour/shape/drainage patterns/irrigation structures will make it difficult if not impossible to build either residences or farm buildings on.</i></p>	To change the 15m and 30m setback of buildings provision on RLZ-S4 and GRUZ-S3 to 5m and add another clause stating the same as for GRUZ-P2 policy, namely; That setback from boundaries should internalise any adverse effects to the extent practicable and ensure residential amenity for any nearby residential units.
100.56	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S6 Boundary fence styles Rural li	<p><i>RLZ-S6 Clarification is needed regarding boundary fences being post and wire and if netting is included in this description.</i></p>	
13.7	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S6 Boundary fence styles	<p><i>It is requested that an additional point is added to this standard to include adjoining residential land, such that boundary fences are limited to a maximum height of 1.5m when adjoining [REDACTED] residential zone at [REDACTED]. Matters of discretion need to include the maintenance of the residential character of the area, and adverse effects on the amenity of the residential zone.</i></p>	
13.5	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S3 Height of buildings and structures	<p><i>Need to clarify if height is taken from the existing ground level or finished ground level and amend the definition for height accordingly. The [REDACTED] subject to this zone change, is undulating. It is important that the calculation of maximum height is taken from existing ground level to ensure the ability to build higher that anticipated does not occur - for instance with the use of earthworks to create a flat building platform. If not clarified, this could create detrimental impacts for the existing residents at [REDACTED].</i></p> <p><i>It is suggested that there could be a stepped buffer between the existing urban and rural area to create a more fluent transition. For example, a 4.5m height limit within 100m of adjoining residential zones.</i></p>	
13.8	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S8 Home business and rural	<p><i>In relation to home business and rural produce retailing and manufacturing, these activities should be contained within an enclosed building to avoid noise, odour and dust effects. For instance, under the current wording these activities could be undertaken within a carport (which is a building according to the definition), which would provide no mitigation to noise, odour or dust and have a detrimental impact on adjoining residents.</i></p>	

			produce retailing and manufacturing – activities within buildings	
13.9	RLZ – Rural lifestyle zone	Table 2 - Standards	RLZ-S9 Building footprint - [REDACTED]	<p><i>In relation to [REDACTED]</i></p> <p><i>This standard should be applied to the Rural Lifestyle Zone areas adjoining the [REDACTED] residential zone. The effects on the adjoining areas is just as important to maintain. this comment applies to RLZ-S10, RLZS11 and RLZ-S12, with particular emphasis on creating a [REDACTED] urban transitional area.</i></p>