

## Rural Zones

### What we propose

The Proposed District Plan proposes the following rural zones:

1. General Rural Zone (GRZ)
2. Rural Lifestyle Zone (RLZ)
3. Settlement Zone (SETZ)

### ***General Rural Zone***

The majority of land zoned as Rural in the Operative District Plan is zoned to General Rural Zone in the Proposed District Plan. The General Rural Zone will be the largest zone in the District.

Within the General Rural zone, there is the Rural Industry Precinct (PREC13) included in an area in South Maitāra.

### ***Rural Lifestyle Zone***

The Rural Lifestyle Zone is generally located on the fringe of urban settlements. Some parts of the zone reflect historical subdivision patterns, while other parts have been identified as suitable to transition to rural lifestyle living. The Rural Lifestyle Zone are considered to be where:

- There are existing rural lifestyle developments or rural lifestyle living opportunities
- There is suitable quality of the roading network
- There is easy access to urban areas and rural settlements
- There are no Land Use Capability Class 1 or 2 soils identified
- These are areas where other site constraints, such as flooding or historic mines, can be avoided or the risks can be managed.

Within the Rural Lifestyle zone, there is the Hokonui Hills Rural Lifestyle Precinct (PREC11) included in an area off Reaby Road, near Hokonui Hills.

### ***Settlement Zone***

There are three areas identified as Settlement Zones. These are in Mandeville, Waikaka and Pukerau.

Within the Settlement zone, there is the Mandeville Aviation and Rail Precinct (PREC8) in Mandeville.

## **What is the purpose of the zones?**

### ***General Rural Zone***

The purpose of the General Rural Zone is to provide for and protect primary production activities and other activities that rely on the rural environment.

Activities such as primary production, woodlots, small scale rural industry and houses are permitted, subject to meeting criteria specified in those rules.

As the largest zone in the District, the General Rural Zone is significantly important to the community and economy of the Gore District. The District has extensive areas of high-class soils. The intention is to ensure primary production opportunities in the General Rural Zone are protected from inappropriate development and subdivision.

This is achieved by avoiding urban and rural lifestyle development, and limiting commercial and industrial activities to small scale operations suited to a rural environment, such as a vet practice or plant nursery. Subdivisions less than eight hectares in size are discouraged.

The zone enables multiple residential units on sites over a certain size for the likes of workers' accommodation. The zone also allows for one smaller residential unit per site. This gives farm owners the flexibility to have a guest cottage, rental or visitor accommodation opportunity such as a bed and breakfast.

The purpose of the Rural Industry Precincts is to provide for larger scale rural industry activities that support, service or are dependent on primary production.

### ***Rural Lifestyle Zone***

The purpose of the Rural Lifestyle Zone is to provide for rural lifestyle opportunities and ensure the General Rural Zone can continue to function as a productive working zone.

Rural lifestyle sites will include smaller hobby farms. The subdivision of sites down to one hectare is allowed. General residential living at urban densities, stand-alone retail activities and industrial activities are not provided for or anticipated. These activities can reduce rural-residential character and amenity, lead to complaints against expected rural activities and detract from other zones where those activities are encouraged. Activities complementary to rural lifestyle living, such as agriculture, pastoral and horticulture activities, and home occupations are provided for at a scale appropriate to protect amenity and character values of the zone.

The purpose of the Hokonui Hills Rural Lifestyle Precinct is to enable rural lifestyle living opportunities, while managing the nature and scale of development such that the landscape values of the precinct and wider area are protected.

### ***Settlement Zone***

The purpose of the Settlement Zone is to provide for townships located in rural environments where a range of residential and small-scale non-residential activities are already located. The zone supports residential activity, and some small-scale business and community facilities are permitted to support the local residents. Subdivision down to 2000m<sup>2</sup> sites is allowed. Activities such as large format retail are discouraged in Settlement Zone areas.

In the Mandeville Settlement Zone is the Mandeville Aviation and Rural Precinct. This precinct provides for the existing heritage aviation and railway activities in this area. The Precinct enables new activities

which support and contribute to the purpose of the Precinct, as long as any adverse effects can be appropriately mitigated. Heritage rail and aviation activities, a museum, café, shop and offices are currently contained in this area.

### **Changes from the existing Gore District Plan**

The Operative District Plan has only one Rural Zone covering rural and rural lifestyle properties and settlement areas. At present one residential unit is provided for per site, and the minimum site size is 2ha. Primary production activities are limited to agriculture.

The Proposed District Plan separates the rural zone into three zones, to reflect the new legislation requirements of the National Planning Standards. It also reflects the distinct needs of the different zones. For example, creation of the Settlement Zone enables a much smaller site size for subdivision to support residential activity. This zone also provides for community facilities, education, emergency services and small-scale commercial activity.

Creating Rural Lifestyle Zones directs rural living opportunities into those areas and ensures primary production activities within the General Rural Zone are protected from ad hoc development.

Larger farm buildings are provided for in the General Rural Zone to provide for the likes of winter barns for animals. These larger buildings will need to be setback from neighbouring properties.

### **Resource consent examples under the Proposed District Plan**

***Please note:*** Regional Plan rules from Environment Southland apply in addition to the District Plan and the information below is specific to the Proposed District Plan only.

#### ***I want to build a 2,500m<sup>2</sup> building to house cattle. Do I need resource consent?***

If your property is in the General Rural Zone you do not need resource consent, subject to meeting other rules of the District Plan, such as building coverage, setbacks and height.

Under the Proposed District Plan you could construct a building for any farming or primary production purpose up to 3,000m<sup>2</sup>. The maximum allowed building coverage without needing a resource consent is 1.5% of the site. For example, a 40ha property can have 6,000m<sup>2</sup> of building coverage in total.

A barn under 500m<sup>2</sup> for animals needs to be at least 50 metres away from a neighbouring site. A larger building, such as a 2,500m<sup>2</sup> wintering shed, needs to be at least 200m from the neighbour's boundary. The maximum height of a building allowed without a resource consent is 12 metres.

In the Rural Lifestyle and Settlement zones you would need a resource consent to erect a 2,500m<sup>2</sup> building.

#### ***I want to build a two-bedroom cottage on my property. This would be in addition to my existing house on the property. Do I need resource consent?***

No, subject to meeting other rules of the District Plan such as height and setbacks. The Proposed District Plan allows for a smaller residential unit on your section, in addition to the main house. The smaller house can be used for family or friends, as a rental, workers accommodation or guest accommodation.

In the General Rural and Rural Lifestyle zones a minor unit can be up to 80m<sup>2</sup>. Due to the smaller site sizes in the Settlement Zone, any minor unit in this zone is limited to 60m<sup>2</sup> and must be able to connect to potable water and wastewater, otherwise it will require a resource consent.

### **Links to the Proposed District Plan**

This information sheet addresses a few of the key provisions in the Proposed District Plan. It should not be used as a definitive representation of content. To view actual Proposed District Plan content, please go to [www.lets.talk.goredc.govt.nz](http://www.lets.talk.goredc.govt.nz)

### **Make a submission**

To find out how to submit on the Proposed Gore District Plan, head to [www.lets.talk.goredc.govt.nz](http://www.lets.talk.goredc.govt.nz).