

**Craig Barr for QLDC – Summary of evidence, 2 May 2016**

**Chapter 22 Rural Residential and Lifestyle Zone, Hearing Stream 2**

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1. The Rural Residential and Rural Lifestyle Zones Chapter provide for rural living opportunities while protecting, maintaining and enhancing amenity within these zones, and protecting, maintaining and enhancing amenity and the landscape values of wider Rural Zoned Areas.
2. I maintain that the density in the Rural Lifestyle Zone should be an average of 2 hectares. It is important to maintain amenity within the zone and manage the adverse effects of development of the Rural Lifestyle Zone on the landscape values of the wider rural area. I consider that the District's housing supply is predominantly provided for within the proposed Urban Growth Boundaries and the Rural Lifestyle Zone is to provide rural living opportunities on the basis the wider rural landscape is not degraded.
3. On this basis I am also reluctant to accept that it is either practicable or in the best interests of the integrity of the PDP to permit more than one residential unit within a building platform. I consider that the PDP's changes to simplify and permit Residential Flats assists with providing accommodation options.
4. There could be areas within the proposed Rural Lifestyle Zones that can accommodate a density of 1 hectare, however I consider that these areas should not drive the outcome of the zone as a whole and these areas might be best identified through the upcoming hearing on rezoning.
5. The rules making buildings within an approved building platform, and additions to established buildings outside of a building platform permitted subject to standards controlling colour, the size of any one building and height, are the most appropriate way to efficiently manage anticipated development and its potential adverse effects.
6. Similar to the Rural Zone, the trade-off of permitting these activities is that rules are necessary to enable the Council the ability to manage the effects of buildings where they are located adjacent to waterbodies, do not conform with an identified range of colours, or are over a certain size. These rules will be

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effective at managing the adverse effects of activities and are expected to generate a significantly lower amount of resource consents than the existing regime under the ODP.

7. At this point I consider that visitor accommodation should be maintained as a permitted activity up to three months, and as a discretionary activity thereafter. Activities that are of an appropriate scale and intensity with their environment are likely to accord with the policy, such as the use of a single residential unit.
8. I consider that a restricted discretionary activity status for non-compliance with these rules is more appropriate than a controlled activity status. In that respect, there could be instances where the effects associated with not complying with the permitted building size, or building colour rules, are significantly adverse in a particular location. In those instances, the resource consent application could need to be declined.
9. I also consider that the provisions for community activities and commercial activities are appropriate to address these matters and that the requirement to obtain a resource consent is appropriate. The predominant land use within these zones are rural living opportunities. Provisions that are enabling of commercial activities within these zones is at odds with the strategic direction to promote the town centres as the commercial, civic and cultural hubs.