

PRACTICE NOTE 11/2015



**CONTROLLED ACTIVITY RULES  
5.3.3.2i AND 8.2.2.2i**

RELATING TO BUILDINGS IN A CONSENTED RESIDENTIAL BUILDING  
PLATFORM IN THE RURAL GENERAL AND RURAL LIFESTYLE ZONES



Controlled Activity Rule 5.3.3.2(b) states:

## 5.3.3.2 Controlled Activities

*The following shall be **Controlled Activities**, provided that they are not listed as a **Prohibited, Non-Complying** or **Discretionary Activity**; and they comply with all of the relevant Site and Zone Standards; and they have been evaluated under the assessment criteria in rule 5.4.*

*The matters in respect of which the Council has reserved control are listed with each Controlled Activity.*

### **i Buildings**

- (b) *The construction of any new building contained within a residential building platform approved by resource consent;*

#### **in respect of:**

- (i) *external appearance;*
- (ii) *associated earthworks, access and landscaping;*
- (iii) *provision of water supply, sewage treatment and disposal, electricity and telecommunication services.*

Rule 5.3.3.2 states that resource consents for new buildings (and alterations and additions), will only be assessed as Controlled Activities where they are located within a residential building platform (RBP) which has been approved by resource consent. Council's interpretation is that this means that the RBP has been given effect to, registered on the Computer Freehold Register and all other conditions of resource consent have been met. In all other instances, resource consents will be processed as a Discretionary Activities under Rule 5.3.3.3(i).

Controlled Activity Rule 8.2.2.2i states:

## 8.2.2.2 Controlled Activities

*The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying** or **Discretionary Activity** and they comply with all the relevant **Site and Zone Standards**. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.*

### **i Buildings**

- (i) The addition, alteration or construction of buildings, including Residential Units added to, altered or constructed within Residential Building Platforms approved pursuant to Rule 15.2.6.3, in respect of:
  - (a) the location and external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment; and*
  - (b) the provision of water supply, sewage treatment and disposal, electricity and telecommunication services; and*
  - (c) the avoidance or mitigation of effects of natural hazards in the Makarora Rural Lifestyle Zone.**

Rule 8.2.2.2i(i) states that resource consents for new buildings (and alterations and additions, including Residential Units) will be assessed as Controlled Activities, including where they are located within a RBP which has been approved by resource consent pursuant to Rule 15.2.6.3. Council's interpretation is that to avoid triggering related Rule 8.2.2.4(vi) for residential units, this means that the RBP has been given effect to, registered on the Computer Freehold Register and all other conditions of resource consent have been met. It is further noted that the definition of residential unit includes accessory buildings.