

	<p>21.8.1.5 The farm building must not be located at an elevation exceeding 600 masl; and</p> <p>21.8.1.6 If located within the Rural Character Landscape (RCL), the farm building must not exceed 5m in height and the ground floor area must not exceed 300m<sup>2</sup>; and</p> <p>21.8.1.7 Farm buildings must not protrude onto a skyline or above a terrace edge when viewed from adjoining sites, or formed roads within 2km of the location of the proposed building.</p> <p>21.8.1.8 Farm Buildings must be located a minimum distance of 10m either side from Electricity Sub-transmission Infrastructure lines or 5m from Significant Electricity Distribution Infrastructure lines as shown on the District Plan web mapping application. The setback distance shall be measured from the centre of the support structure.</p>	pursuant to Rule 21.8.1.8, maintaining access to the infrastructure for operation, maintenance and minor upgrading.
<b>21.8.2</b>	<p>Exterior colours of farm buildings</p> <p>21.8.2.1 All exterior surfaces, except for schist, must be coloured in the range of browns, greens or greys (except soffits).</p> <p>21.8.2.2 Pre-painted steel, and all roofs must have a reflectance value not greater than 20%.</p> <p>21.8.2.3 Surface finishes, except for schist, must have a reflectance value of not greater than 30%.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. external appearance;</p> <p>b. visual prominence from both public places and private locations;</p> <p>c. landscape character.;</p> <p>d. visual amenity.</p>
<b>21.8.3</b>	<p>Building Height</p> <p>The height of any farm building must not exceed 10m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. rural amenity values;</p> <p>b. landscape character;</p> <p>c. privacy, outlook and amenity from adjoining properties.</p>
<b>21.8.4</b>	<p>Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing)</p> <p>All milking sheds or buildings used to house, or feed milking stock must be located at least 300 metres from any adjoining property, lake, river or formed road.</p>	D

## 21.9 Rules — Standards for Commercial Activities

	Table 6 - Standards for Commercial Activities	Non-Compliance Status
<b>21.9.1</b>	Commercial recreational activities must be undertaken on land, outdoors and must not involve more than 15 persons in any one group	D

<p><b>21.9.2</b></p>	<p>Home Occupation</p> <p>21.9.2.1 The maximum net floor area of home occupation activities must not exceed 150m<sup>2</sup>.</p> <p>21.9.2.2 Goods materials or equipment must not be stored outside a building.</p> <p>21.9.2.3 All manufacturing, altering, repairing, dismantling or processing of any goods or articles must be carried out within a building.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the nature, scale and intensity of the activity in the context of the surrounding rural area;</li> <li>b. visual amenity from neighbouring properties and public places;</li> <li>c. noise, odour and dust;</li> <li>d. the extent to which the activity requires a rural location because of its link to any rural resource in the Rural Zone;</li> <li>e. access safety and transportation effects.</li> </ul>
<p><b>21.9.3</b></p>	<p>Roadside Stalls</p> <p>21.9.3.1 The ground floor area of the roadside stall must not exceed 5m<sup>2</sup>.</p> <p>21.9.3.2 The height must not exceed 2m<sup>2</sup>;</p> <p>21.9.3.3 The minimum sight distance from the roadside stall access must be at least 200m;</p> <p>21.9.3.4 The roadside stall must not be located on legal road reserve</p>	<p>D</p>
<p><b>21.9.4</b></p>	<p>Retail Sales</p> <p>Buildings that have a gross floor area that is greater than 25m<sup>2</sup> to be used for retail sales identified in Table 1 must be setback from road boundaries by at least 30m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. landscape character and visual amenity;</li> <li>b. access safety and transportation effects;</li> <li>c. on-site parking.</li> </ul>
<p><b>21.9.5</b></p>	<p>Residential Visitor Accommodation where:</p> <p>21.9.5.1 The total nights of occupation by paying guests on a site do not exceed a cumulative total of 120 nights per annum from the date of initial registration;</p> <p>21.9.5.2 The activity is registered with Council prior to commencement;</p> <p>21.9.5.3 Up to date records of the Residential Visitor Accommodation activity are kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made</p>	<p>C</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. The location, nature and scale of the activities;</li> <li>b. The management of noise, rubbish, recycling and outdoor activities;</li> <li>c. Guest management and complaints procedures;</li> <li>d. The keeping of records of the Residential Visitor Accommodation use, and availability of records for Council inspection; and</li> </ul>

	available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.5.1 to 21.9.5.3.	e. Monitoring requirements, including imposition of an annual monitoring charge.
<b>21.9.6</b>	<p>Homestay</p> <p>21.9.6.1 The total number of paying guests on a site does not exceed five per night.</p> <p>21.9.6.2 The Council is notified in writing prior to the commencement of a Homestay activity</p> <p>21.9.6.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.6.1 to 21.9.6.3.</p>	<p>C</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. The location, nature and scale of the activities;</li> <li>b. The management of noise, rubbish, recycling and outdoor activities;</li> <li>c. The keeping of records of Homestay use, and availability of records for Council inspection; and</li> <li>d. Monitoring requirements, including imposition of an annual monitoring charge.</li> </ul>

## 21.10 Rules — Standards for Informal Airports

	Table 7 - Standards for Informal Airports	Non-compliance Status
<b>21.10.1</b>	<p>Informal Airports Located on Public Conservation and Crown Pastoral Land</p> <p>21.10.1.1 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities, or the Department of Conservation or its agents are permitted activities and rules 21.10.1.2 to 21.10.1.4 do not apply.</p> <p>Informal airports that comply with the following standards shall be permitted activities:</p> <p>21.10.1.2 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987.</p> <p>21.10.1.3 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948.</p> <p>21.10.1.4 In relation to Rules 21.10.1.2 and 21.10.1.3, the informal airport shall be located a minimum distance of 500 metres from any other zone or the notional boundary of any residential unit or approved building platform not located on the same site.</p>	D
<b>21.10.2</b>	Informal Airports Located on other Rural Zoned Land	D