17.1.3 Building Construction or Alteration

17.1.3.1 Permitted Activities (Building Construction or Alteration — Standard Density Development)

Construction or alteration of a building for a standard density development is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

Fencing

(x) In the Richmond West Development Area, fences, including security fences, are set back at least 2.5 metres from any Collector sub-collector road to accommodate the amenity planting required by condition 16.3.3.1(t)(ii), and are not higher than 1.8 metres.

Fences

(zc) In the Richmond East Development Area on Distributor class principal or collector roads, any fence on a road boundary does not exceed 1.2 metres in height, and any fence on a side boundary is constructed to taper from 1.2 metres at the road boundary to any height not exceeding 1.8 metres, reaching that height no closer than 5 metres from the boundary.

17.1.3.4 Restricted Discretionary Activities (Building Construction or Alteration — Standard Density Development (excluding the Development Areas))

Construction or alteration of a building that does not comply with the conditions of rules 17.1.3.1 or 17.1.3.2 is a restricted discretionary activity, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]
Richmond East Development Area

(40) The extent to which the increased height of fences located along Distributor class principal or collector roads within the Richmond East Development Area may detract from public safety and visual amenity.

[Unchanged or irrelevant text omitted (including 17.1.3.4A to 17.1.3.5)]

### 17.1.20 Principal Reasons for Rules

Fence Height

Reduced fence heights are required along Distributor class principal or collector roads within the Richmond East Development Area for the purposes of promoting public safety and visual amenity.

In comprehensive, compact and intensive density residential development, reduced fence heights are required to encourage informal surveillance between the property and the street and to maintain street amenity.

[Unchanged or irrelevant text omitted]

### 17.5 RURAL 1 ZONE RULES

#### 17.5.2.9 Discretionary Activities (Land Use)

Any land use that does not comply with the conditions of rules 17.5.2.1 to 17.5.2.8 is a discretionary activity, if it complies with the following conditions:

Proposed as at 10 December 2016

[Paragraph above is amended as follows:]

Any land use that does not comply with the conditions of rules 17.5.2.1 to 17.5.2.8A is a discretionary activity, if it complies with the following conditions:

(a) Where relevant, the conditions in rule 18.6.4.1 affecting quarrying.

(b) Where relevant, the conditions in rule 17.5.5.3 affecting the destruction or removal of more than 5 hectares of indigenous forest.

Proposed as at 10 December 2016

(c) Where relevant, the conditions in rule 17.5.2.8A.

(d) Where a commercial, industrial or rural industrial activity gains access from a collector road, sub-collector road, local road or residential lane (other than a rural arterial class road), the activity does not operate between the hours of 10.00 pm and 6.00 am, unless the traffic generated is directly associated with plant and animal production.

A resource consent is required and may include conditions.
17.6  **RURAL 2 ZONE RULES**


17.6.1  **Scope of Section**

This section deals with land uses in the Rural 2 Zone. Subdivisions are dealt with in Chapter 16.3. Information required with resource consent applications is detailed in Chapter 19.

17.6.2  **Land Use**

[Unchanged or irrelevant text omitted]

17.6.2.9  **Discretionary Activities (Land Use)**

Any land use that does not comply with the conditions of rules 17.6.2.1 to 17.6.2.8 is a discretionary activity, if it complies with the following conditions:

<table>
<thead>
<tr>
<th>Proposed as at 10 December 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Paragraph above is amended as follows:]</td>
</tr>
<tr>
<td>Any land use that does not comply with the conditions of rules 17.6.2.1 to 17.6.2.8A is a discretionary activity, if it complies with the following conditions:</td>
</tr>
</tbody>
</table>

(a) Where relevant, the conditions in rule 18.6.4.1 affecting quarrying.

(b) Where relevant, the conditions in rule 17.6.2.8A.

(c) Where a commercial, industrial or rural industrial activity gains access from a collector road, sub-collector road, local road or residential lane (other than a rural arterial class road), the activity does not operate between the hours of 10.00 pm and 6.00 am, unless the traffic generated is directly associated with plant and animal production.

[Unchanged or irrelevant text omitted]

17.7  **RURAL 3 ZONE RULES**

[Unchanged or irrelevant text omitted]

17.7.2.6  **Discretionary Activities (Land Use)**

Any land use that does not comply with the conditions of rules 17.7.2.1 to 17.7.2.5 is a discretionary activity, if it complies with the following conditions:

(a) Where relevant, the conditions in rule 18.6.4.1 affecting quarrying.

(b) Where relevant, the conditions in rule 17.7.5.3 affecting the destruction or removal of indigenous forest.

(c) Where a commercial, industrial or rural industrial activity gains access from a collector road, sub-collector road, local road or residential lane (other than a rural arterial class road), the activity does not operate between the hours of 10.00 pm and 6.00 am, unless the traffic generated is directly associated with plant and animal production.
A resource consent is required and may include conditions.

[Unchanged or irrelevant text omitted]