Rural Lifestyle Zone

Issues

The Rural Lifestyle Zone (RLZ) covers identified *rural areas* within the District that are mostly characterised by smaller *site* sizes, rural living activities and small scale *farming*.

The Rural Lifestyle Zones are generally characterised by:

- Existing low density and clustered rural living development including dwellings, *landscaping*/ gardens and small scale *rural production activities*.
- Presence of some *rural production activities* and associated effects (such as odour, noise from machinery and livestock and such as barns, green houses and silos).
- Generally low levels of traffic, other than that associated with seasonal activities.
- A range of landscapes and a sense of spaciousness, with visual connections to the wider environment.
- Informal arrangement and design of roadways and *structures*, subservient to natural landform patterns.
- Presence of natural features including landforms, watercourses and *indigenous vegetation*.

The locations of Rural Lifestyle Zones are generally limited so as to contain potential adverse effects on rural amenity and productivity, particularly as they may adversely affect activities in the Rural Production Zone and key infrastructure corridors. Impacts on the local roading network have been considered in the selection of suitable areas for the Rural Lifestyle Zone and unsealed through roads have been avoided due to dust nuisance and the impacts on future road maintenance and seal extensions.

The Rural Lifestyle Zone aims to support rural communities and their identification has specifically considered distance to social infrastructure such as schools and Rural Villages. Due to the locations of Rural Lifestyle Zones and the potential sizes of *site*s it is uneconomic, unnecessary and unsustainable to provide *reticulated* services within the Rural Lifestyle Zone. On-site servicing is common throughout the *Rural Area*.

It is expected that the rural character of the Rural Lifestyle Zone will be retained through careful siting of *buildings* and the provision of *landscaping* to maintain a sense of spaciousness, as well as enabling the continuation of some smaller scale rural land use activities. The effects from *rural production activities* will generally be limited in scale because of smaller *site* sizes and the requirement to comply with the environmental standards set out in the District-Wide provisions. The ability to undertake non rural land use activities will be determined by the scale, nature and location of the activity.

Subdivision is limited to that which, in general is in keeping with the average *site* size of the existing environment of the Rural Lifestyle Zone.

Objectives

RLZ-O1 Appropriate Locations

Consolidate rural living development in appropriate locations where existing *subdivision* pattern reflects a rural living environment and adverse effects (including *reverse sensitivity* effects) can be avoided.

RLZ-O2 Living Opportunities

Provide for rural living opportunities while maintaining rural character and amenity.

RLZ-O3 Site Sizes

That a variety of *site* sizes are provided to enable rural living, *commercial activities* that are *ancillary activities* to *residential activities* on the same *site* and some rural land use activities to occur.

RLZ-O4 Non-Rural Activities

Enable the establishment of non-rural activities that are of an appropriate and compatible nature, scale and character to the Rural Lifestyle Zones.

RLZ-O5 Viability of Rural Settlements

New or extensions to Rural Lifestyle Zones are managed to protect the viability of Rural Settlements.

Policies

RLZ-P1 Rural Lifestyle Zone Character and Amenity

To enable rural living in the Rural Lifestyle Zone while maintaining rural living character and amenity including:

1. Low levels of noise and lighting, particularly at *night*.
2. A high degree of privacy.
3. Ample access to daylight and sunlight.
4. Generally low levels of traffic, other than that associated with seasonal activities.
5. Presence of *rural production activities* and associated activities.

RLZ-P2 Earthworks

To ensure *buildings* and *major structure*s are designed, constructed and located to minimise the need for significant earthworks, the loss of native vegetation and/or natural habitats.

RLZ-P3 Compatible Uses

To protect the rural living character and amenity by limiting *commercial activities* and *industrial activities* to those that are appropriate and compatible in nature, scale and character to the Rural Lifestyle Zone and meet the stated Issues for the Rural Lifestyle Zone.

RLZ-P4 Traffic Movements

To maintain and enhance rural living character and amenity by limiting the establishment of activities that generate high levels of *traffic movements* or that are of a nature and scale that is incompatible with the character of the Rural Lifestyle Zone.

RLZ-P5 Reverse Sensitivity

To manage *reverse sensitivity* effects by avoiding the establishment of *sensitive activities* within close proximity to *Mineral Extraction* Activities and the Rural Production Zone, *Business Zones* and Strategic Rural Industries Zones.

RLZ-P6 Privacy

To maintain rural amenity, privacy, open space and rural character by ensuring that all new *buildings* and *major structure*s and rural land uses:

1. Are of a scale and character appropriate to the Rural Lifestyle Zone; and
2. Are sited in a location sufficiently setback from *site* boundaries to enable privacy, the retention of open space and access to sunlight; and
3. Avoid adverse effects on ecological values, *water* quality, *versatile soils*, open space character, historic heritage values or landform.

RLZ-P7 Stormwater

To manage the effects of *stormwater* runoff by utilising the principles of low impact design and ensuring that additional stormwater flows arising from proposed *subdivision* and development are managed so that they will not result in any increase in peak *discharge* rates.

RLZ-P8 Wastewater

To manage the effects of *wastewater discharge* by requiring *site* specific design and any other evidence or mitigation measures necessary to demonstrate that the effects of *wastewater* disposal can be adequately addressed.

RLZ-P9 Subdivision Design

To design any *subdivision* and locate associated development to avoid an urban form and character; to maintain and enhance rural living character and amenity; and protect and enhance environmental features by:

1. Designing *subdivision*s to respond to the topography and characteristics of the land being developed.
2. Requiring *subdivision*s to meet a minimum and average *site* size so that development does not result in uniform development patterns.
3. Identifying *building* platforms that respond to *site* topography and environmental characteristics.
4. Locating *accessway*s, services, utilities and *building* platforms where these can be provided without the need for significant earthworks, retaining, benching or *site* contouring.

RLZ-P10 Site Size

To avoid a uniform pattern of development at the minimum *site* size and maintain at least an average *site* size of 2ha across the Rural Lifestyle Zone by providing a single opportunity to subdivide titles created before 12 December 2018.

Rules

RLZ-R1 Any Activity Not Otherwise Listed in This Chapter

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

RLZ-R2 Minor Buildings

Activity Status: Permitted

Note:

1. *Minor buildings are exempt from rules RLZ-R3 – R6.*

RLZ-R3 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 8m above *ground level*.

Compliance Standard:

1. *Crop support structures and artificial crop protection structures are exempt from RLZ-R3 and shall comply with RLZ-R15.*

Activity Status when compliance not achieved: Discretionary

RLZ-R4 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All *buildings* and *major structure*s are set back at least:
    a. 10m from *road* boundaries.
    b. 3m from all other *site* boundaries.
    c. 27m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

Compliance Standard:

1. *Crop support structures and artificial crop protection structures are exempt from RLZ-R4 and shall comply with RLZ-R15.*

Activity Status when compliance not achieved: Discretionary

RLZ-R5 Building and Major Structure Height in Relation to Boundary

Activity Status: Permitted

Where:

1. All *buildings* and *major structure*s do not exceed a height equal to 3m above *ground level* plus the shortest horizontal distance between that part of the *building* or *major structure* and the *site boundary*.

Activity Status when compliance not achieved: Discretionary

RLZ-R6 Building and Major Structure Coverage

Activity Status: Permitted

Where:

1. The coverage does not exceed 500m^2 of the *site*.

Activity Status when compliance not achieved: Discretionary

RLZ-R7 Impervious Areas

Activity Status: Permitted

Where:

1. The *impervious area* within the *site* does not exceed 15% of the site area.

Activity Status when compliance not achieved: Discretionary

RLZ-R8 Indigenous Vegetation Clearance

Activity Status: Permitted

Where:

1. The clearance of *indigenous vegetation* either:
    a. Does not exceed 500m^2 per *site* within each 10-year period from 12 December 2018; and
    b. Is not within 20m of a waterbody. OR
2. Is associated with:
    a. Routine maintenance within 7.5m of the *eaves* of existing *buildings*:
        i. Including the removal of any tree where any part of the trunk is within the 7.5m distance.
        ii. Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance; or
    b. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established activities; or
    c. Pest plant removal and biosecurity works; or

d. Vegetation removal for customary rights; or

e. Conservation planting, including planting for ecological restoration purposes.

Activity Status when compliance not achieved: Discretionary

RLZ-R9 Principal Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 *principal residential unit* per *site*.

Activity Status when compliance not achieved: Discretionary

RLZ-R10 Minor Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 *minor residential unit* per *site*.
2. The *minor residential unit* does not have a separate *accessway* from the *principal residential unit*.
3. The nearest distance between the *minor residential unit* and the *principal residential unit*, excluding any *accessory building*s and detached *garage*s associated with either *residential unit*, does not exceed 15m.
4. The combined area of the *minor residential unit building coverage* (including *accessory building*s, *garage*s, and associated decking) is not larger than 90m^2.

Activity Status when compliance not achieved: Discretionary

RLZ-R11 Sensitive Activity

Activity Status: Permitted

Where:

1. The *sensitive activity* (excluding non-habitable *buildings*) is set back at least:
    a. 500m from:
        i. The *Mining Area* of all Quarrying Resource Areas.
        ii. The Strategic Rural Industries Zone.

iii. *Business Zones*.

b. 20m from:

i. The Rural Production Zone.

ii. All unsealed through *road*s.

c. 30m from all existing *plantation forestry* on a separate *site*.

d. 250m from:

i. Existing *intensive livestock farming* on a separate *site*.

ii. Existing *activities ancillary to farming or forestry* on a separate *site*.

iii. The Fonterra Kauri Milk Processing Site Strategic Rural Industries Zone – Ancillary Irrigation Farms.

Activity Status when compliance not achieved: Discretionary

RLZ-R12 Commercial Activities

Activity Status: Permitted

Where:

1. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and
2. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers or the loading or unloading of vehicles; and
3. The activity generates less than 20 *traffic movements* per *site*, per *day*; and
4. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and
5. The activity does not exceed the use of 15% of the total *gross floor area* of all *buildings* on the *site*.

Activity Status when compliance not achieved: Non-Complying

RLZ-R13 Artisan industrial Activity

Activity Status: Permitted

Where:

1. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and
2. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers or the loading or unloading of vehicles; and
3. The activity generates less than 20 *traffic movement*s per *site*, per *day*; and
4. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and
5. The activity does not exceed the use of 15% of the total *gross floor area* of all *building*s on the *site*.

Activity Status when compliance not achieved: Non-Complying

RLZ-R14 Visitor Accommodation

Activity Status: Permitted

Where:

1. The activity is undertaken in an existing lawfully established *residential unit* provided the maximum visitor occupancy, in addition to any permanent residents on the *site*, is no more than six tariff-paid visitors at any given time; OR
2. The principal operator of the activity is lives on the *site* for at least 183 *day*s out of every 365-*day* period; and
3. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers (except visitors checking into accommodation) or the loading or unloading of vehicles; and
4. The activity generates less than 20 *traffic movements* per *site*, per *day*; and
5. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and
6. The activity does not exceed the use of 15% of the total *gross floor area* of all *buildings* on the *site*.

Activity Status when compliance not achieved: Non-Complying

RLZ-R15 Crop Support Structures or Artificial Crop Protection Structures

Activity Status: Permitted

Where:

1. The maximum *structure height* does not exceed 10m above *ground level*; and
2. The *structure* is set back at least:
    a. 1m from *site* boundary.
    b. 27m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 2m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary

RLZ-R16 Farming

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R17 Plantation Forestry

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R18 Care Centre

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R19 Emergency Services

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R20 Retirement Village

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R21 Supported Residential Care

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R22 Farm Quarrying

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R23 Place of Assembly

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R24 Educational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R25 Recreational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R26 General Community

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R27 Industrial Activity (Excluding Artisan Industrial Activities)

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R28 Hospitals

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R29 Intensive Livestock Farming

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

RLZ-R30 Mineral Extraction Activities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.