

RLZ

**Rural Lifestyle
Zone**

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Rural Lifestyle Zone

Introduction

The Rural Lifestyle Zone provides rural-residential living opportunities for predominantly low density rural living, that still enables some potential for rural use. The Rural Lifestyle Zone covers areas of land adjoining the towns of Ōamaru, Weston, Kurow, Ōmārama, Herbert and Palmerston. Some opportunity is provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the zone.

These areas may have particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for subdivision intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and appropriate density requirements for rural-residential development being achieved. The Rural Lifestyle Zone is not seen as an area in transition to urban activities, rather it is seen as an area that will preserve the spacious semi-rural character.

RLZ Objectives

RLZ-O1 Purpose of the Rural Lifestyle Zone

The Rural Lifestyle Zone provides for residential activities on larger lots within rural environments adjoining Ōamaru, Weston, Kurow, Ōmārama, Herbert and Palmerston, along with rural land uses.

RLZ-O2 Character of the Rural Lifestyle Zone

The Rural Lifestyle Zone maintains a semi-rural character and amenity values distinct from both urban and rural zones, which:

1. is predominantly characterised by low density detached residential units set on spacious sites; and
2. provides opportunities for agricultural, horticultural and pastoral production activities where these do not detract from maintaining a quality rural-residential environment, but provides limited opportunities for other activities; and
3. retains a rural character, including an absence of curb and channelling and streetlighting; and
4. has a predominance of open space over built form; and
5. has an open character and provides an opportunity for a rural outlook from within the zone; and
6. is an environment that has generally low levels of noise, traffic, outdoor lighting, odour and dust.

RLZ Policies

RLZ-P1 Rural Lifestyle Zone character and amenity values

Maintain the qualities, character and amenity values of the Rural Lifestyle Zone by:

1. achieving a low density residential environment with a built form dominated by detached residential units which, other than minor residential units, are established on their own separate sites; and
2. ensuring the scale and location of buildings on sites maintain a sense of openness and space between residential units and buildings on adjoining sites; and
3. ensuring that open space predominates over built form on every site; and
4. retaining the open character and outlook from sites to rural areas through managing boundary fences, including height, visual permeability and materials; and
5. ensuring that there are low levels of noise, outdoor lighting, dust and odour; and
6. providing for rural activities on larger sites, where adverse effects are able to be internalised within the site; and

7. providing for a more limited range of services within the zone than would be available in Residential or Rural Zones, with limited opportunities for activities other than those ancillary to a residential or rural activity; and
8. ensuring any activity:
 - a) has a built form and scale of activity consistent with the rural lifestyle character and amenity values of the zone; and
 - b) does not result in adverse effects which are incompatible with the character and amenity values of the Zone.

RLZ Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

PERMITTED ACTIVITIES

RLZ-R1 Primary production (excluding mining, quarrying activities, intensive indoor primary production, and intensive outdoor primary production)		
Rural Lifestyle Zones	Activity status: Permitted Where: PER-1 The activity does not involve the farming of goats, thar, chamois or fitch.	Activity status when compliance is not achieved: Discretionary Where: DIS-1 Compliance is not achieved with PER-1
RLZ-R2 Amenity tree planting and shelterbelts		
Rural Lifestyle Zone	Activity status: Permitted Where: PER-1 The amenity tree planting or shelterbelt does not involve planting of species that can become wilding conifers; and PER-2 The tree planting does not shade any adjacent residential unit between the hours of 9:00am and 4:00pm, or any formed public road between 10:00am and 2:00pm, on the shortest day of the year; and PER-3 The amenity tree planting or shelterbelt does not take place above 900m above sea level; and PER-4 The width of the shelterbelt does not exceed 15m.	Activity status when compliance is not achieved: Discretionary Where: DIS-1 Compliance is not achieved with PER-1, PER-2, PER-3, or PER-4

RLZ-R3 Building activity		
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 RLZ-S2 – RLZ-S6 are complied with.</p> <p>Notes:</p> <ol style="list-style-type: none"> <i>NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas;</i> <i>NATC-R1 applies to structures within a riparian margin.</i> 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard.

RLZ-R4 Residential unit		
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 RLZ-S2 – RLZ-S6 are complied with; and PER-2 RLZ-S1 is complied with.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard. <p>Activity status when compliance is not achieved: Non-complying</p> <p>Where: NC-1 Compliance is not achieved with PER-2</p>

RLZ-R5 Residential activity		
Rural Lifestyle Zone	<p>Activity status: Permitted</p>	<p>Activity status when compliance is not achieved: Not Applicable</p>

RLZ-R6 Accessory building		
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 RLZ-S2 – RLZ-S6 are complied with; and</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p>

	<p>PER-2 RLZ-S1 is complied with.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance is not achieved: Non-complying</p> <p>Where: NC-1 Compliance is not achieved with PER-2</p>
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RLZ-R7 Minor residential unit		
<p>Rural Lifestyle Zone</p>	<p>Activity status: Permitted</p> <p>Where: PER-1 The gross floor area of the minor residential unit shall be less than 80m², excluding any garaging; and</p> <p>PER-2 There shall be only one minor residential unit per site; and</p> <p>PER-3 Parking for, and access to, the minor residential unit shall be from the same entrance as the principal residential unit on the site.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-2 or PER-3</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. whether the minor residential unit fits within its context, taking into account: <ol style="list-style-type: none"> a) location, size and visual appearance of the minor residential unit so that it appears from the road, or any other public place, as an integrated, ancillary part of the principal dwelling; and b) the adverse visual effects on the street-scene associated with parking areas and the visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit. <p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1</p>

RLZ-R8 Visitor accommodation		
<p>Rural Lifestyle Zone</p>	<p>Activity status: Permitted</p> <p>Where: PER-1 The visitor accommodation is limited to homestays accommodating no more than 8 visitors at any one time; and</p> <p>PER-2 The site continues to be used for farming or residential purposes; and</p> <p>PER-3 The activity is principally carried out within a residential unit, or a building accessory to a residential unit or farming activity.</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1, PER-2 or PER-3</p>

RLZ-R9 Home business (excluding primary production activity)		
<p>Rural Lifestyle Zone</p>	<p>Activity status: Permitted</p> <p>Where: PER-1 No more than 40m² of the gross floor area of all buildings on the site is used for the home business; and</p> <p>PER-2 No more than one full time employee, or equivalent, engaged in the home business resides off-site; and</p> <p>PER-3 No more than 20 vehicle movements are generated in a 24 hour period for the home business; and</p> <p>PER-4 Any onsite storage of materials associated with the home business is undertaken within buildings on the site; and</p> <p>PER-5</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1, PER-2, PER-3, PER-4, or PER-5</p>

	The manufacturing, altering, repairing, dismantling or processing of any goods, or articles associated with the home business, take place within a building.	
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RLZ-R10 Recreational activity		
Rural Lifestyle Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

RLZ-R11 Commercial activities		
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 Retail sales are limited to:</p> <ol style="list-style-type: none"> 1. farming produce (including milk, fruit, vegetables, plants, flowers, or eggs) produced on the site, or honey processed on the site; or 2. refreshments served to group visits to sites used for farming or residential activities; or 3. handcrafts produced on the site. 	<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1</p>

RLZ-R12 Papakāika <u>within</u> land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve		
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 The gross floor area of all commercial activities does not exceed 100m² per site; and</p> <p>PER-2 The gross floor area of all community facilities does not exceed 200m² per site; and</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-4</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1</p>

<p>PER-3 All buildings combined do not exceed a maximum gross floor area of 600m²; and</p> <p>PER-4 RLZ-S2, RLZ-S3, RLZ-S4, RLZ-S5 and RLZ-S6 are complied with.</p> <p><i>Note: This rule is exempt from RLZ-S1.</i></p> <p><i>Note: A resource consent for any discharge of wastewater may be required from the relevant Regional Council.</i></p>	<p>Compliance is not achieved with PER-1, PER-2 or PER-3</p>
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RESTRICTED DISCRETIONARY ACTIVITIES

RLZ-R13	Papakāika <u>outside</u> of land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve	
<p>Rural Lifestyle Zone</p>	<p>Activity status: Restricted Discretionary</p> <p>Where: PER-1 There is a letter of support from all the relevant Kāi Tahu rūnanga that represent mana whenua for the takiwā within which the papakāika is located; and</p> <p>PER-2 The papakāika is set back a minimum of 15m from an internal boundary.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse amenity effects on adjacent properties; and 2. any reverse sensitivity effects on adjoining land uses; and 3. public health and safety; and 	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1 or PER-2</p>

4. servicing of the site with water and wastewater, including any cumulative adverse effects; and	
5. ongoing retention of the land as ancestral land.	

DISCRETIONARY ACTIVITIES

RLZ-R14 Community facility		
Rural Lifestyle Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

RLZ-R15 Educational facility		
Rural Lifestyle Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

RLZ-R16 Any activity not provided for as a permitted, controlled, restricted discretionary or non-complying activity		
Rural Lifestyle Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

RLZ-R17 Farming of chinchillas		
Rural Lifestyle Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

RLZ-R18 Intensive indoor primary production and intensive outdoor primary production		
Rural Lifestyle Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

RLZ-R19 Industrial activity		
Rural Lifestyle Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable
RLZ-R20 Service activity		
Rural Lifestyle Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable
RLZ-R21 Retirement village		
Rural Lifestyle Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable
RLZ-R22 Release of thar, chamois, goats, fitch, wallaby, deer, or pigs, except for control purposes under the Wild Animal Control Act		
Rural Lifestyle Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

RLZ STANDARDS

RLZ-S1 Residential site density	
<ol style="list-style-type: none"> 1. The maximum density of residential units on any site shall be one residential unit per hectare of net site area. 2. For the purpose of this standard, a residential unit excludes any minor residential unit or residential unit in a retirement village. 	Not Applicable
RLZ-S2 Building coverage	
<ol style="list-style-type: none"> 1. The building coverage for any site shall not exceed 500m² or 5%, whichever is the larger. 2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under 1. above. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the effect on the rural character of the surrounding area; and 2. the design and siting of buildings and structures; and 3. screening, planting and landscaping; and 4. effects on amenity values of adjoining properties or views from public places, including privacy and shading.
RLZ-S3 Maximum height	
<p>The height of any building or structure above ground level shall not exceed 10m.</p>	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the effect on the rural character of the surrounding area; and 2. the design and siting of buildings and structures; and 3. screening, planting and landscaping; and 4. effects on amenity values of adjoining properties or views from public places, including privacy and shading.
RLZ-S4 Road boundary setback	
<p>The minimum setback from the road boundary of a site for any building shall be:</p> <ol style="list-style-type: none"> 1. State Highways - 20m; or 2. any other formed road – 15m. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the effect on the rural character of the surrounding area; and 2. the design and siting of buildings and structures; and 3. screening, planting and landscaping; and

	4. effects on amenity values of adjoining properties or views from public places, including privacy and shading.
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RLZ-S5 Internal boundary setback	
<p>1. The minimum setback from any internal boundary with another site shall be:</p> <ul style="list-style-type: none"> a) for residential units – 10m b) for any other buildings for housing dogs or poultry – 4.5m c) for any other buildings for housing any other animals– 30m d) for any other building with a gross floor area greater than 15m² – 6m e) for any other building with a gross floor area less than 15m² – 1.6m. <p>2. Rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in Clause 1.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. the effect on the rural character of the surrounding area; and 2. the design and siting of buildings and structures; and 3. screening, planting and landscaping; and 4. effects on amenity values of adjoining properties or views from public places, including privacy and shading.

RLZ-S6 Fencing	
<p>Any fencing within a road boundary setback or an internal boundary setback shall be post and netting, post and wire, or post and rail fencing.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. the effect on the rural character of the surrounding area; and 2. the design and siting of fences; and 3. screening, planting and landscaping; and 4. effects on amenity values of adjoining properties or views from public places, including privacy and shading.