

Rural Lifestyle Zone | Te Rohe Noho Whenua

Overview

The rural lifestyle zone provides residential living opportunities in a semi-rural environment on the periphery of urban areas and in specific locations around the district. The zones are focused around existing towns and settlements that have been identified as areas where demand for rural lifestyle development is existing or anticipated in the future. Generally, rural lifestyle zones are un-serviced with a lack of urban infrastructure such as reticulated water and wastewater systems, street lighting, footpaths, and curb and channel road edging. The predominant use of this zone is rural lifestyle rather than residential and as such, agricultural, horticultural and pastoral farming activities are enabled. This plan directs commercial, industrial and retail activities to their respective zones and as such, it is not envisaged that these activities will locate within this zone.

As the zone is predominantly low density rural lifestyle in nature, a minimum allotment size of 2500 m² is necessary to maintain the rural character. In some areas, the zone provides a buffer edge between townships and the surrounding rural landscapes. In these places, the zone is designed to support the values and character of Te Kūiti and Mokau as identified in the relevant Town Concept Plans.

While residential development is anticipated in this zone, the risks of natural hazards, particularly land instability and coastal erosion, must be recognised and managed at the time of subdivision or when identifying building platforms. This plan provides provisions to manage natural hazards during these processes. Some rural lifestyle zones are located within or adjacent to scheduled features. Additional provisions in Part 2 of this plan apply to development in these areas to enhance landscape values, protect indigenous vegetation and the habitats of indigenous fauna and to manage the visual effects of development.

Objectives

Refer also to the relevant objectives in Part 2 District - Wide Matters

- RLZ-01.** Maintain and enhance the key aspects of the district's rural character and visual amenity values while enabling rural living opportunities.
- RLZ-02.** Ensure maintenance and enhancement of amenity values in recognition of the zone's lower intensity, rural lifestyle character.
- RLZ-03.** Recognise that rural lifestyle development is the final form of development in this zone and higher density residential development is not anticipated.
- RLZ-04.** Minimise the potential for sensitive activities to conflict with existing and anticipated farming activities and established rural production zones.
- RLZ-05.** Ensure sites are appropriately serviced. Where new development or redevelopment requires planned infrastructure provision, ensure it does not exceed available capacities.

- RLZ-06.** Restrict the establishment of commercial and industrial activities except where there is a functional and compelling need for an activity to locate in the zone.
- RLZ-07.** Ensure new development is designed and located to manage significant risks from natural hazards.
- RLZ-08.** Ensure that the key moves in the relevant Town Concept Plans have been considered and appropriately provided for.
- RLZ-09.** Enable mana whenua to express their cultural traditions and values through the provision of marae and hapū-focused, papakāinga housing developments.

Policies

Refer also to the relevant policies in Part 2 District - Wide Matters

- RLZ-P1.** Buildings and activities are designed, located, scaled and serviced in a manner that does not detract from the natural and/or rural lifestyle character of the area.
- RLZ-P2.** Ensure buildings and activities retain generous levels of open space, connection to the natural landscape and spacious low-density rural lifestyle development.
- RLZ-P3.** Manage any activities that are located near scheduled features so that they do not diminish the qualities and values of these features.
- RLZ-P4.** Employ minimum site size, height, building coverage, and bulk and location controls as the primary means of retaining the lower density, open character of the zone and ensuring maintenance of amenity values in respect of privacy, access to sunlight, overshadowing and impacts arising from building dominance.
- RLZ-P5.** Activities should be undertaken in a manner that maintains the low ambient noise and vibration environment that is consistent with the amenity expectations of the zone.
- RLZ-P6.** Adequate assessment of the natural hazard risk, particular land instability and coastal hazards, must be undertaken prior to the establishment of new development. Some areas may not be appropriate for residential activity if the natural hazard risk cannot be appropriately managed.
- RLZ-P7.** Development in Mokau and Marokopa must:
 1. Be sympathetic to the coastal environment and respect the environmental, physical and topographical constraints of the area; and
 2. Provide and protect access to the coast and river margins; and
 3. Make adequate provision for wastewater and stormwater management (through density provisions) and minimise development in areas subject to coastal hazards.
- RLZ-P8.** Development in Te Kūiti must:
 1. Provide a good level of amenity and ensure that activities which occur in these areas are compatible with rural lifestyle use; and
 2. Minimise development in areas subject to land instability issues; and

3. Maintain the low density character and green space which provides a backdrop to the township.

RLZ-P9. Development in Oparure and Fullerton Road must:

1. Ensure that the above ground environment is managed so as not to adversely impact the underground karst systems that support native flora and fauna; and
2. Provide a balance between preserving the naturalness of an area and making it a safe place to live by considering measures such as low lux lighting and green infrastructure solutions; and
3. Situate vehicle access points to maximise sightlines so as to avoid adverse effects on the safe and efficient operation of the road network; and
4. Enable papakāinga housing developments, particularly where these are in close proximity to marae complex and/or are consistent with the key elements of the rural lifestyle zone's amenity and character.

RLZ-P10. Provide for a range of farming activities where the best practicable option to minimise adverse effects such as odour, noise, dust and traffic generation are adopted.

RLZ-P11. Manage the proximity, type and location of buildings housing animals to a level that is compatible with the amenity expectations of the zone.

RLZ-P12. Protect the ongoing operation and development of existing sites of intensive indoor primary production and sites identified as regionally significant in RPROZ-SCHED1 – Scheduled rural production sites, by managing the location of sensitive activities on surrounding sites.

RLZ-P13. Where reticulated wastewater and stormwater networks are available, discourage development that requires servicing and infrastructure at an adverse cost to the community.

RLZ-P14. Where reticulated water, wastewater and stormwater networks are not available, restrict the scale and intensity of development and subdivision to ensure it can be serviced by on site non-reticulated water, wastewater and stormwater methods.

RLZ-P15. Ensure traffic generated by new development does not compromise the safety or efficiency of the transport network.

RLZ-P16. Require new noise sensitive activities located in close proximity to railway lines and State Highways to install acoustic treatment.

RLZ-P17. Discourage non-residential activities, so that the amenity, quality and character of the zone is not diminished, and the vitality of the district's commercial zones is not undermined.

RLZ-P18. Provide for non-residential activities only where these provide for the health, safety and social well-being of the community and support an identified local need.

- RLZ-P19.** Provide for home businesses where these are of a nature, scale and location that does not adversely affect adjoining properties or the rural lifestyle character of the area.
- RLZ-P20.** Enable visitor accommodation only where the scale and design enhances zone amenity, quality and character, and where site specific issues including servicing and transport related effects are appropriately addressed.
- RLZ-P21.** Minimise the potential for residential based visitor accommodation to generate adverse traffic and noise effects on adjoining properties by restricting maximum occupancy.
- RLZ-P22.** Where there is a demonstrated functional and operational need for a non-residential activity to locate within the zone, ensure the bulk, design, scale and intensity of buildings maintains local rural lifestyle character, provides on-site parking and vehicle manoeuvring areas and mitigates adverse effects related to traffic generation, access, noise, vibration and light spill.
- RLZ-P23.** Ensure the flightpath height restrictions shown on the planning maps are complied with to enable the safe operation of the Te Kūiti Aerodrome.

Rules

The rules that apply to the rural lifestyle zone are contained in the tables listed below. To undertake any activity, it must comply with the rules listed in:

- RLZ - Table 1 - Activities Rules; and
- RLZ - Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-Wide Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

Refer to Part 1 - How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

RLZ - Table 1 – Activities Rules

RLZ-R1.	Residential units, minor residential units
RLZ-R2.	Residential based visitor accommodation
RLZ-R3.	Visitor accommodation
RLZ-R4.	Accessory buildings ancillary to any permitted activity
RLZ-R5.	Construction, addition and alteration of buildings for any permitted activity
Activity status: PER Where: 1. All of the performance standards in RLZ - Table 2 are complied with. <i>Note: Where the building is listed in SCHED1 - Heritage Buildings and Structures, also see the historic heritage chapter.</i>	
Activity status where compliance is not achieved with RLZ-S1 to RLZ-S8: RDIS The matters over which discretion is restricted are: The matters of discretion associated with any performance standard which cannot be complied with in RLZ - Table 2. Activity status where compliance is not achieved with RLZ-S9 to RLZ-S10: DIS	
RLZ-R6.	Home businesses
Activity status: PER Where: 1. No more than two full time equivalent persons who do not reside on the site are employed in the home business; and 2. The hours of operation for the home business are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays; and 3. The home business and household(s) combined must not generate more than 22 vehicle movements to the site per 24 hour period; and 4. Any outdoor storage area must be screened from any road or public space; and 5. A home business may include home based child care but must not be panel beating, spray painting, motor vehicle repair or wrecking, fibre glassing activities involving heavy vehicles, sheet metal work, wrought iron work, activities involving scrap metal or demolition materials or hazardous waste substances, activities involving fish or meat processing, funeral parlours, boarding or breeding kennels or catteries. In the rural lifestyle zone these activities are industrial activities.	
Activity status where compliance is not achieved: DIS	

RLZ-R7.	Marae complex and/or papakāinga housing development	
Activity Status: PER Where: 1. All of the performance standards in RLZ - Table 2 are complied with.		Activity status where compliance is not achieved: DIS
RLZ-R8.	Agricultural, pastoral and horticultural activities	
Activity Status: PER Where: 1. Agricultural, pastoral and horticultural activities and stock underpasses are permitted except for rural airstrips and farm helipads.		Activity status where compliance is not achieved: DIS
Activity Status: DIS Where: 2. Rural airstrips and farm helipads.		Activity status where compliance is not achieved: N/A
RLZ-R9.	Demolition and/or removal of buildings and structures	
Activity status: PER <i>Note: Where the building is listed in SCHED1 - Heritage Buildings and Structures, see the historic heritage chapter.</i>		Activity status where compliance is not achieved: N/A
RLZ-R10.	Housing and keeping of animals	
Activity status: PER Where: 1. The number of poultry must not exceed 5 per site and must not include any roosters; and 2. Sites may be used for grazing of horses and farm animals but pigs must not be kept; and 3. A maximum of two beehives are permitted per site only where; i. the net site area is equal to or greater than 1000m ² and ii. The site is not adjacent to an educational facility or a community facility; and iii. The beehive(s) are located at least 5m from any site boundary.		Activity status where compliance is not achieved: DIS

RLZ-R11	Emergency service facilities	
Activity status: RDIS The performance standards in RLZ - Table 2 do not apply.		Matters over which discretion is restricted are: (a) Visual effects including bulk, scale and location of the building; and (b) Noise generation; and (c) Effects on the safety and efficiency of the transport network; and (d) Effects on surrounding properties, rural lifestyle character and amenity.
RLZ-R12.	Educational facilities and community facilities	
RLZ-R13.	Boarding houses and retirement villages	
RLZ-R14.	Creation of new entrances into caves, structures within caves or other modifications to cave features	
RLZ-R15.	Any earthworks or clearance of vegetation (other than plant pest species, wilding pines or when required in emergency situations such as the recovery of stock) within a 20 m radius of an entry or opening into any cave or sinkhole	
RLZ-R16.	Any fill or rubbish placement into any cave or sinkhole OR within a 20 m radius of an entry or opening into any cave or sinkhole	
Activity status: DIS		Activity status where compliance is not achieved: N/A
RLZ-R17.	Activities not otherwise listed in RLZ - Table 1	
Activity status: NC		Activity status where compliance is not achieved: N/A
RLZ-R18.	Fortified sites	
RLZ-R19.	Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps	
Activity status: PR		Activity status where compliance is not achieved: N/A

RLZ - Table 2 - Performance Standards

RLZ-S1.	Minimum setback from road boundaries	
1. The minimum setback from road boundaries for any building adjacent to any district road must be at least 10 m; and		Matters over which discretion is restricted: (a) Visual effects including bulk, scale and location of the building; and

2. The minimum setback from road boundaries for any building adjacent to any designated State Highway must be 15 m. <i>Note: Stockyards and stock loading ramps are structures and are not required to comply with this rule.</i>	(b) The provision of daylight and sunlight into neighbouring buildings; and (c) Effects on surrounding properties, rural lifestyle character and amenity; and (d) Ability to soften the visual impact of the building from nearby rural lifestyle properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and (e) Potential reverse sensitivity effects on any adjoining rural activities; and (f) Safety and efficiency of the transport network, including the provision of sufficient off-street parking and the effects of traffic generation.
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RLZ-S2.	Minimum setback from internal boundaries
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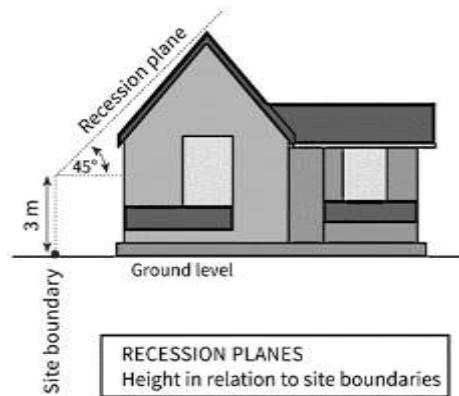
1. The minimum setback for buildings from internal site boundaries must be: (i) 3 m on sites 1,500 m² or less; or (ii) 5 m on sites 1,501 m² or greater; and (iii) 10 m where a site boundary adjoins another zone; AND 2. Buildings may be erected up to any common boundary with an adjoining site which is in the same holding; and 3. Kennels housing more than 10 dogs must be setback 10 m from internal site boundaries. <i>Note: All buildings and structures, must also comply with NATC-R2, CEH-R1 and CEH-R2.</i>	Matters over which discretion is restricted: (a) Visual effects including bulk, scale and location of the building; and (b) The provision of daylight and sunlight into neighbouring buildings; and (c) Effects on surrounding properties, privacy, character and amenity; and (d) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and (e) Potential reverse sensitivity effects on any adjoining activities.
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RLZ-S3.	Height and height in relation to boundary
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1. Structures must not exceed 8 m in height as measured from ground level; and 2. No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - RLZ 1.	Matters over which discretion is restricted: (a) Visual effects including bulk, scale and location of the structure or materials; and (b) The provision of daylight and sunlight into neighbouring buildings; and (c) Effects on surrounding properties, privacy, rural lifestyle character and amenity; and (d) Ability to soften the visual impact of the structure or materials from nearby rural lifestyle properties and adjoining road boundaries, including retention
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	of any existing mature trees and landscaping; and (e) Potential reverse sensitivity effects on any adjoining activities.
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Figure - RLZ 1 - Height in relation to boundary



RLZ-S4.	Maximum number of residential units or papakāinga units
The maximum number of buildings per site is: - One residential unit per 2500 m² of net site area, except sites less than 2500 m² existing on 20 October 2022 may erect one residential unit on the site; and - Either one minor residential unit with a maximum gross floor area of 70 m² excluding garaging per site; OR - Papakāinga housing developments of no more than 6 papakāinga units, must be on a site of sufficient size to contain the treatment and disposal of wastewater and stormwater resulting from any development within the site boundaries.	Matters over which discretion is restricted: - Visual effects including bulk, scale and location of the building(s); and - Effects on surrounding properties, rural lifestyle character and amenity; and - Safety and efficiency of the transport network, including the provision of sufficient off-street parking and the effects of traffic generation; and - Ability to soften the visual impact of the building from nearby rural lifestyle properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and - Potential reverse sensitivity effects on any adjoining activities; and - Site suitability, layout and provision of on-site infrastructure; and - Proximity to farm buildings and farm effluent storage facilities; and - Justification for the additional residential or minor residential unit.
RLZ-S5.	Setbacks - specified farm buildings and new buildings housing a residential activity
For any wool (shearing) shed or milking shed and ancillary yards, feed lot or feed pad, or similar building or enclosure (excluding paddocks) which	Matters over which discretion is restricted:

is 100 m² in size or larger and used for the confinement or housing of any animal (except domestic pets): (i) The minimum setback for the structure, or enclosure from any internal boundary must be 30 m, or 50 m from a building housing a residential activity on an adjoining site – whichever is the greater; AND 2. The minimum setback for a new building housing a residential activity must be 50 m from any existing specified farm structure listed in RLZ-S5.1 on an adjacent site; and 3. Buildings may be erected up to any common boundary with an adjacent site which is in the same holding.	(a) The location and extent of the activity and its effects on the amenity values of neighbouring properties; and (b) The extent to which the activity/building can be relocated to meet setback requirements; and (c) The layout, design and location of the activity, including consideration of wind and climate patterns and the ability to maintain the amenity of neighbouring properties; and (d) The extent of the visual impact of building and landscape planting; and (e) Topographical and geographical features affecting odour, dust, visual impact and noise; and (f) The effects of increased traffic and the timing of traffic generation; and (g) Potential reverse sensitivity effects on any adjoining rural activities.
RLZ-S6.	Minimum setback from the boundary of a rural production zone or the boundary of an established site of intensive indoor primary production
1. The minimum setback for a building housing a residential activity from the boundary of a rural production zone must be 200 m; and 2. As measured from the perimeter of the external walls of the buildings housing animals on an established site of intensive indoor primary production, the minimum setback for a building housing a residential activity must be 500 m.	Matters over which discretion is restricted: (a) Potential reverse sensitivity effects on any rural production zone or intensive indoor primary production activities; and (b) Site topography and orientation and whether the building can be more appropriately located or designed to minimise potential reverse sensitivity effects; and (c) The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site; and (d) The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.
RLZ-S7.	Storage and spreading of non-hazardous solid or liquid waste
1. Any tank, pond or similar containment of any non-hazardous solid or liquid waste and/or by-product used as a fertiliser or soil conditioner must be located at least: (i) 200 m from any existing building housing a residential activity or marae complex on a separate holding; and (ii) 30 m from the boundary of any adjacent holding;	Matters over which discretion is restricted: (a) The type of by-product or waste proposed to be stored or spread and its potential effects; and (b) The location and scale of the storage facility; and (c) The effect on surrounding properties, rural character and amenity; and (d) Potential reverse sensitivity effects on any adjoining rural activities.

AND 2. The spreading of any non-hazardous solid or liquid waste and/or by-product as a fertiliser or soil conditioner must not occur within: (i) 100 m from any existing building housing a residential activity or marae complex; and (ii) 15 m from the boundary of any adjoining holding.	
RLZ-S8.	Minimum setback from the designation boundary of a rail corridor
Refer to TRAN-R9.	
RLZ-S9.	Maximum building coverage
1. For sites equal to or less than 2500 m² the maximum amount of a site which can be covered by buildings is 25%; and 2. For all other sites the maximum amount of a site which can be covered by buildings is 20%.	Activity status where compliance is not achieved: DIS
RLZ-S10.	Servicing
1. Where a connection to the Council's reticulated water supply system is not available, all developments must have an independent potable water supply for activities on the site; and 2. Where a connection to the Council's reticulated wastewater system is not available, all developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and 3. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP); and 4. Where water is not supplied by Council or a private community supply, each site must provide access to a water supply for firefighting purposes that is: (i) Accessible to firefighting equipment; and (ii) Between 6 and 90 m from any building housing a residential activity on the site; and (iii) Located on the site except where the specified volume or flow of water is in a	Activity status where compliance is not achieved: DIS

- water body that is within the required distances; and
- (iv) Either stores at least 45,000 litres of water or provides at least 25 litres of water per second for 30 minutes.

Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).

Note: Stormwater and wastewater disposal, and ground and surface water takes may require a resource consent from the Waikato Regional Council or the Manawatu Whanganui Regional Council. Also see the Waikato Regional Council Stormwater Management Guidelines.

Advice notes

Accidental discovery protocol

In the event that an unidentified archaeological site or a wāhi tapu site is located during works, the following applies:

- *Work must cease immediately at that place and within 20m around the site;*
- *Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required;*
- *Notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014);*
- *If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;*
- *Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.*

If the protocol is not adhered to then Heritage New Zealand can take out prosecution proceedings under the New Zealand Pouhere Taonga Act 2014.

Contaminated land

If the site is contaminated or potentially contaminated refer to the contaminated land chapter and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) 2011.

Regional Council consents

A resource consent for some earthworks may also be required from the Waikato Regional Council.

Works in close proximity to any electricity line

Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.

Landscaping

Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.
