

Appendix A. Recommended Amendments to Rural Chapters

Where I recommend changes in response to submissions, these are shown as follows:

- Text recommended to be added to the Proposed Plan is underlined.
- Text recommended to be deleted from the Proposed Plan is ~~struck through~~.

Other notes

- Issues relating to the impacts of the Airport Noise Contour and Bird strike will be dealt with in a subsequent Section 42A report in hearing stream 11.
- Some submission points have been deferred from the preceding S42A hearing reports to be addressed in the Rural Zones S42A hearings report.
- There may be consequential amendments to the Strategic Directions and Urban Form and Development chapters as a result of analysis and consideration of submissions as part of this S42A report for the Rural Zones.

General Objectives and Policies for all Rural Zones

Introduction

The purpose of the chapter is to enable a range of primary production activities, including pastoral farming, livestock⁸⁸, intensive primary production, horticulture and forestry as well as other activities that rely on or support the natural resources within rural areas.

The General Rural Zone, which encompasses the largest proportion of the rural area of the District is used primarily for primary production.⁸⁹

This chapter contains objectives and policies relating to the:

- General Rural Zone; and
- Rural Lifestyle Zone.

The key difference between the General Rural Zone and the Rural Lifestyle Zone is the density of residential units and subdivision that is enabled. This recognises the different predominant character that exists within the two zones. Provision is also made for activities that are compatible with the Rural Zones and do not detract from the function of other zones.

The Rural Lifestyle Zone, recognises that this area comprises the densest rural settlement pattern in the District. This rural area is defined by its fine grained pattern of settlement and human induced characteristics. The zone provisions retain the focus of the zone by providing for primary production activities and other rural activities, while recognising that the predominant character is derived from smaller sites. While the sites are smaller than the GRUZ, they are still productive and the majority of the District's horticultural operations are within the RLZ.⁹⁰

The General Rural Zone, while containing a range of site sizes, has retained the prominent character of an open large scale productive landscape. The character is rural with open grassland, pastoral farming, horticulture and areas of forestry with an overall low intensity of built form throughout the zone. The zone provisions retain the focus of this zone being for primary production activities and other rural activities, while retaining the current open rural character. In response, the subdivision and residential unit density standards that apply within this zone are larger than those that apply in the Rural Lifestyle Zone.

The objectives and policies set out below apply to both Rural Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

The provisions in this chapter are consistent with the matters in Part 2 – District Wide Matters – Strategic Directions and give effect to matters in Part 2 – District Wide Matters – Urban Form and Development.

⁸⁸ Clause 16

⁸⁹ [169.34]

⁹⁰ [295.121]

Objectives

RURZ-O1 Rural Environment

An environment with a predominant land use character comprising primary production activities and natural environment values, where rural openness dominates over built form, while recognising:

1. the east of the District has a predominant character of small rural sites with a pattern of built form of residential units and structures at more regular intervals at a low density compared to urban environments; ~~and~~
2. the remainder of the District, while having a range in the size of rural sites, has a predominant character of larger rural sites with a corresponding density of residential units and built form; and
3. the importance of the soils that form part of the highly productive land in the District are recognised.⁹¹

RURZ-O2 Activities in Rural Zones

Rural Zones support primary production activities, activities which directly support primary production, and activities with a functional need to be located within Rural Zones.

Policies

RURZ-P1 Amenity values and character

Recognise the contribution of amenity values to maintaining the character of the zones, and maintain amenity values in Rural Zones by:

1. requiring separation between buildings on adjoining properties to maintain privacy and a sense of openness;
2. retaining generally low levels of signs, noise, traffic, odour, outdoor lighting, and built form from activities while recognising that in association with primary production and rural industry, which are part of the character of each rural zone that:
 - a. there may be seasonal, short term or intermittent odour, noise, dust, traffic and outdoor lighting effects; and
 - b. large buildings may have a functional need.
3. restricting the density of residential units and minor residential units that can be established on a site consistent with the character of each rural zone, unless a development right has been protected through a legacy provision or is associated with a bonus allotment.

⁹¹ [360.20]

RURZ-P2 Rural land

Maintain the availability and life supporting capacity of land in recognition of its importance for undertaking primary production, and to maintain or enhance natural environment values in Rural Zones, including by:

1. ~~providing~~enabling⁹² for primary production activities;
2. ~~providing~~enabling for those activities that directly support primary production, or those activities with a functional need to be located within Rural Zones, where:
 - a. adverse effects on versatile soils⁹³ and highly productive land are minimised;
 - b. the amenity values and character of Rural Zones are maintained; and
 - c. to the extent practicable, adverse effects are internalised within the site where an activity is being undertaken.
3. ensuring subdivision and subsequent development is managed so that it does not foreclose the ability for rural land to be utilised for primary production activities including not diminishing the potential for rural land to meet the reasonably foreseeable needs of future generations.

RURZ-P3 Local support activities

Activities that directly support the health, safety and well-being of people living within the rural community are provided for in circumstances where they:

1. will not limit or constrain the operation of primary production activities or result in adverse effects on sensitive activities;
2. have a design, scale, intensity, and built form consistent with the character and amenity values of the zone;
3. can manage actual or potential adverse effects including visual, traffic, dust, noise, odour, or lighting consistent with the amenity values of the zone; and
4. to the extent practicable, internalises any adverse effects of the activity within the site.

RURZ-P4 Conservation activities

Enable conservation activities, including soil conservation and pest control, throughout Rural Zones.

⁹² [295.125]

⁹³ [360.20]

RURZ-P5 Minor residential units

Provide for a minor residential unit on a site, which includes a tiny home, while ensuring that any minor residential unit is subservient to any residential unit on the site.

RURZ-P6 Industrial activity

In relation to industrial activity:

1. provide for rural industry where the scale of the activity is compatible with the character and amenity values of the rural zone;
2. limit the establishment of industrial activity (other than rural industry) to circumstances where:
 - a. there is no reasonable and available site for the activity within any Industrial Zones;
 - b. amenity values and character of the Rural Zones can be maintained;
 - c. the scale of the industrial activity is such that it will not affect the availability of highly productive land within the zone to be used for primary production, to the extent that the productive potential of rural land to meet the reasonably foreseeable needs to future generations is undermined; and
 - d. the nature, scale and degree of permanent changes that will occur on the land and soil resources on the site where the activity is located is minimised.
3. ensure that any rural industry or other industrial activity does not limit or constrain the operation of any existing primary production activity in the zone, and does not have adverse effects on any sensitive activity;
4. provide for existing large-scale industrial activities outside of urban environments where these are well established and have been in continuous industrial use, in order to recognise their existing environmental effects; and
5. to the extent practicable, manage adverse effects of rural industry or other industrial activity so that they are internalised within the site and any adverse effects not internalised are minimised.

RURZ-P7 Retail activities

In relation to retail activity:

1. new retail activity be limited to that associated with a home business, selling products directly produced in the Rural Zones, or selling products or services directly supporting primary production; providing that to the extent practicable adverse effects of the activity are internalised within the site and amenity values and the character of Rural Zones are maintained; and
2. the expansion of any existing retail activity shall:

- a. manage any additional adverse effects including visual, traffic, dust, noise, odour, or lighting so as to maintain the amenity values and character of the zone;
- b. not limit or constrain the operation of any primary production activity in the zone and shall not have adverse effects on any sensitive activity; and
- c. not be of a scale that will result in adverse distribution effects on any commercial centre.

RURZ-P8 Reverse sensitivity

Minimise the potential for reverse sensitivity effects by:

1. avoiding the establishment of any new sensitive activity near existing intensive indoor primary production activities, intensive outdoor primary production activities, waste management facilities, quarrying activities, mining activities, heavy industrial zones and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities;
2. managing the establishment of new sensitive activities near other primary production activities;
3. ~~ensuring~~requiring⁹⁴ adequate separation distances between existing sensitive activities and new intensive indoor primary production activities, intensive outdoor primary production activities, quarrying activities, mining, heavy industrial zones⁹⁵ and rural industry; and
4. avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban environments where the amenity values of urban environments would be diminished.

RURZ-P9 Spread of wilding trees

The spread of wilding trees is minimised and where established they are removed.⁹⁶

General Rural Zone

Introduction

The purpose of the General Rural Zone is to provide for primary production activities, those activities that support rural activities and those activities that rely on the natural resources that exist within the zone.

The General Rural Zone makes up the majority of the rural area within the District. The focus of the zone is on retaining the productive potential of land to be able to be used for primary production activity and rural activities. Built character is focused on residential units supporting primary

⁹⁴ [351.6]

⁹⁵ [145.29]

⁹⁶ [316.167]

production activities, activities that support rural activities and farming infrastructure, including sheds and farm tracks. The zone provisions seek to retain the focus of this zone, while retaining the current open rural character.

The provisions In this chapter are consistent with the matters in Part 2 – District Wide Matters – Strategic Directions and give effect to matters in Part 2 – District Wide Matters – Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives

GRUZ-O1 Purpose of the General Rural Zone

~~Natural and physical resources and p~~Primary production activities which contribute to the District's rural productive economy and rely on the natural and physical resources of the rural environment⁹⁷ dominate while fragmentation of land into small rural parcels is restricted.

Policies

GRUZ-P1 Character of the General Rural Zone

Maintain the character in the General Rural Zone which comprises:

1. primary production being the predominant land use;
2. a dominance of open space and vegetation, including paddocks, trees, agriculture and natural elements over buildings;
3. a landscape strongly influenced by patterns and processes of human activity associated with primary production, with a focus of open farmland areas and larger scale primary production activities, along with areas with natural environment values and sites and areas of significance to Māori;
4. separation between residential units and farm buildings on adjoining sites, with an overall low density of residential units and buildings; and
5. contrasts with urban environments through having a general absence of the type and scale of infrastructure and built form found in urban environments.

GRUZ-P2 Limiting fragmentation of land

Maintain opportunities for land to be used for primary production activities within the zone by limiting further fragmentation of land in a manner that avoids sites being created, or residential units being erected, on sites that are less than 20ha, unless:

⁹⁷ [169.42]

1. associated with the development of infrastructure which reduces the size of the balance lot or sites to below 20ha;
2. associated with the establishment of a bonus residential unit or creation of a bonus allotment;
3. the erection of a residential unit is protected by a legacy provision in this District Plan; and
4. it is for the establishment of a minor residential unit, where the site containing a residential unit is 20ha or greater, or is protected by a legacy provision in this District Plan.
5. it is for the establishment of a minor residential unit, where the site containing a residential unit is 20ha or greater, or is protected by a legacy provision in this District Plan; and
6. it does not result in the loss of productive capacity of any versatile soils and highly productive land⁹⁸.

Activity Rules

GRUZ-R1 Construction or alteration of or addition to any building or structure	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	<p>Activity status when compliance not achieved: as set out in the relevant built form standards</p>

GRUZ-R2 Primary production	
<p>This rule does not apply to mining provided for under GRUZ-R29; quarrying activities provided for under GRUZ-R30; farm quarry provided for under GRUZ-R12; free range poultry provided for under GRUZ-R17; or intensive indoor and outdoor primary production provided for under GRUZ-R18.</p>	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any forestry less than 1ha, carbon forest or woodlot shall be set back a minimum of: <ol style="list-style-type: none"> a. <u>the greater of either:</u> <ol style="list-style-type: none"> iii. <u>40m; or</u> iv. <u>A distance where the forest species when fully grown would shade a residential unit or minor residential unit between 10am and 2pm on the shortest day of the year;</u> b. from any residential unit or minor residential unit on a site under different ownership, <u>except where topography already causes shading;</u>⁹⁹or c. 10m from any site boundary of a site under different ownership; and d. 10m from any road boundary of a paved public road. 	<p>Activity status when compliance with GRUZ-R2 (1) not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RURZ-MD1 – Natural environment values</p> <p>RURZ-MD3 – Character and amenity values of the activity</p> <p>RURZ-MD4 – Forestry, Carbon Forest, Woodlots</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being</p>

⁹⁸ [414.189]

⁹⁹ [259.1]

	publicly notified, but may be limited notified.
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GRUZ-R3 Residential unit

This rule does not apply to any minor residential unit provided for under GRUZ-R4 or any bonus residential unit provided for under GRUZ-R16.

Activity status: PER

Where:

1. ~~each a~~ residential unit shall be located on a site with a minimum ~~net site~~ area of 20ha ~~per residential unit~~, except where provided for in (3), (4), (5), (6), ~~and (7)~~ and (8)¹⁰⁰ below;
2. there is more than one residential unit on a site, each residential unit shall be contained within its own delineated area and each delineated area shall be treated as though it is a site, which shall:
 - a. have a minimum ~~net site~~ area of 20ha per delineated area, and
 - b. have no overlap between delineated areas, and
 - c. have legal and physical access from any residential unit to a legal road; and
 - d. comply with built form standards as though each delineated area was a site;
3. a site with a minimum ~~net site~~ area of 4ha or more, but less than 20 ha, which does not have a residential unit erected on it, existed prior to 18 September 2021, one residential unit may be erected;
4. a site with a minimum ~~net site~~ area of 4ha or more but less than 20ha, which does not have a residential unit erected on it, is subject to a subdivision consent that was granted prior to 18 September 2021, but has not been issued with certification under section 224 of the RMA, one residential unit may be erected;
5. a site with a minimum ~~net site~~ area less than 4ha exists and it is a site or an allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) one residential unit may be erected;
6. a site contains its own delineated area that existed prior to 18 September 2021 that has a minimum area of 4ha or more but less than 20ha, one residential unit may be erected.¹⁰¹

Activity status when compliance with GRUZ-R3 (2)(b) or GRUZ-R3 (2)(c) not achieved: DIS

Activity status when compliance with GRUZ-R3 (1), GRUZ-R3 (2)(a), GRUZ-R3 (3), GRUZ-R3 (4), GRUZ-R3 (5), GRUZ-R3 (6), GRUZ-R3 (7) or GRUZ-R3 (~~7~~8) not achieved: NC¹⁰²

¹⁰⁰ [367.58]

¹⁰¹ [367.58]

¹⁰² Clause 16

<p>7. a site with a minimum net site area of less than 20ha exists and is a site or an allotment that was associated with the development of infrastructure, which prior to the development of the infrastructure was 20ha or more, one residential unit may be erected; and</p> <p>8. one residential unit may be established on a bonus allotment.</p>	
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GRUZ-R4 Minor residential unit	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the maximum GFA of the minor residential unit shall be 90m² (excluding any area required for a car vehicle garage or carport up to a maximum of 40m²); 2. there shall be only one minor residential unit per site; or 3. there shall be only one minor residential unit per delineated area within a site; or 4. for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two minor residential units per site; and 5. a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates). 	<p>Activity status when compliance not achieved: NC</p>

GRUZ-R5 Residential activity	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site. 	<p>Activity status when compliance not achieved: <u>N/A NC</u></p>

GRUZ-R6 Accessory building or structure	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>

GRUZ-R7 Visitor accommodation	
<p>This rule does not apply to any camping ground provided for under GRUZ-R34.</p>	

<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity shall be undertaken within a residential unit, minor residential unit or accessory building; and 2. a maximum of eight visitors shall be accommodated per site. 	<p>Activity status when compliance not achieved: DIS</p>
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<p>GRUZ-R8 Home business</p>	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the maximum area occupied by the home business shall be 100m² (within or external to buildings on the site); 2. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 3. there is a maximum of 20 vehicle movements generated by the home business activity per day; 4. a maximum of two non-resident staff shall be employed as part of the home business; 5. any storage of materials associated with the home business shall be undertaken within buildings on the site; and 6. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for. 	<p>Activity status when compliance not achieved: DIS</p>

<p>GRUZ-R9 Domestic animal keeping and breeding</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: NA</p>
<p>Advisory</p> <ul style="list-style-type: none"> • Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	

<p>GRUZ-R10 Rural produce retail</p> <p>This rule does not apply to any farmers' markets provided for under GRUZ-R22.</p>	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. rural produce retail activity exceeds 5m² any retail sales activity shall be located a minimum of 10m from the site boundary; 2. there shall be only one retail sales activity per site; and 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RURZ-MD1 – Natural environment values</p>

3. the maximum NFA or land area used for any retail sales activity shall be 50m ² .	RURZ-MD3 – Character and amenity values of the activity RURZ-MD5 – Rural sales
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GRUZ-R11 Rural industry	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. a maximum of five^{ten} staff shall work on the site at any other time; 2. the manufacture, processing or production of goods involves initial or further processing of commodities derived from primary production; 3. the maximum GFA occupied for the rural industry shall be 250m²¹⁰³ 4. the maximum GFA occupied for the rural industry within a SASM shall be 150m² 5. the maximum land area occupied for the rural industry shall be 500m²; 6. any retail sale of goods shall be set back a minimum of 10m from the site boundary; 7. any retail sale of goods on the site is restricted to those manufactured, produced or processed on the site; 8. the maximum NFA or land area occupied for retail sales shall be 50m²; and 9. any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural industry is occurring. 	<p>Activity status when compliance with GRUZ-R11 (56) or (89) not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD1 – Natural environment values RURZ-MD3 – Character and amenity values of the activity RURZ-MD5 – Rural sales</p> <p>Activity status when compliance with GRUZ-R11 (34) not achieved: RDIS</p> <p>Matters of discretion are restricted to: SASM-MD1 – Wāhi tapu and wāhi taonga SASM-MD2 – Nga Tūranga 11upuna</p> <p>Notification An application for a restricted discretionary activity under GRUZ-R11 (4) is precluded from being publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga</p> <p>Activity status when compliance with GRUZ-R11 (1) to (23), (45), (67) or (78) not achieved: DIS</p>
<p>Advisory Note</p> <ul style="list-style-type: none"> • It is recommended that operators of a rural industry inform owners/occupiers of adjacent sites prior to commencing the activity. 	

¹⁰³ [129.1]

GRUZ-R12 Farm quarry**Activity status: PER**

Where:

1. any farm quarry shall be set back a minimum of:
 - a. 300m from the building footprint of any residential unit or minor residential unit on a site under different ownership;
 - b. 100m from any site boundary of a site under different ownership;
 - c. 100m from any road boundary of a public road; ~~and~~
 - d. 100m from any SNA;
 - e. EW-S1 to EW-S7 are met; and
 - f. The maximum area of any farm quarry shall be 1,500m² per site.

Activity status when compliance not achieved: DIS**Advisory Note**

- ~~Additional activity standards applying to this activity are located within the Earthworks Chapter (See EW-R11).~~

GRUZ-R13 Conservation activities**Activity status: PER**

Where:

1. for any retail sales associated with a conservation activity:
 - a. the retail sales area shall be set back a minimum of 10m from any site boundary;
 - b. there shall be a maximum of one retail sales area per site; and
 - c. the maximum GFA or land area used for retail sales shall be 50m².

Activity status when compliance not achieved: DIS**GRUZ-R14 Recreation activities****Activity status: PER**

Where:

1. the activity is not a motorised recreation activity.

Activity status when compliance not achieved: DIS**GRUZ-R15 Rural tourism****Activity status: PER**

Where:

1. a maximum of five staff shall work on the site at any one time;

Activity status when compliance not achieved: RDIS**Matters of discretion are restricted to:**

<ol style="list-style-type: none"> 2. the maximum GFA occupied for the rural tourism shall be 250m²; 3. the maximum land area occupied for the rural tourism shall be 500m²; 4. any retail sales area shall be set back a minimum of 10m from the site boundary; 5. the maximum NFA or land area occupied for retail sales shall be 50m²; and 6. any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural tourism is occurring. 	RURZ-MD1 – Natural environment values RURZ-MD3 – Character and amenity values of the activity RURZ-MD5 – Rural sales
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GRUZ-R16 Bonus residential unit	
Activity status: RIDS 1. Refer to ECO-R6	Activity status when compliance not achieved: N/A

GRUZ-R17 Intensive indoor primary production Free range poultry farming	
Activity status: RDIS PER Matters of discretion are restricted to: RURZ MD1 – Natural environment values RURZ MD2 – Housing of Animals RURZ MD3 – Character and amenity values of the activity ¹⁰⁴	Activity status when compliance not achieved: N/A

GRUZ-R18 <u>Intensive indoor primary production and Intensive outdoor primary production</u> <u>Excluding Free Range Poultry Operations covered under GRUZ-R17</u>	
Activity status: RDIS <u>Where:</u> <ol style="list-style-type: none"> 1. <u>20m from any sensitive activity where it is located on the same site; and</u> 2. <u>300m from any sensitive activity where it is located on a site in different ownership.</u> <u>Setback distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used.</u> ¹⁰⁵	Activity status when compliance not achieved: N/A NC

¹⁰⁴ [351.9]

¹⁰⁵ [169.50]

Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of Animals RURZ-MD3 - Character and amenity values of the activity	
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GRUZ-R19 Boarding kennels	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 – Natural environment values RURZ-MD2 – Housing of Animals RURZ-MD3 – Character and amenity values of the activity	Activity status when compliance not achieved: N/A

GRUZ-R20 Cattery	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 – Natural environment values RURZ-MD2 – Housing of Animals RURZ-MD3 – Character and amenity values of the activity	Activity status when compliance not achieved: N/A

GRUZ-R21 Equestrian and ancillary activities and facilities	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 – Natural environment values RURZ-MD2 – Housing of Animals RURZ-MD3 – Character and amenity values of the activity	Activity status when compliance not achieved: N/A

GRUZ-R22 Farmers’ market	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 – Natural environment values RURZ-MD2 – Housing of Animals RURZ-MD3 – Character and amenity values of the activity RURZ-MD5 – Rural sales ¹⁰⁶	Activity status when compliance not achieved: N/A

¹⁰⁶ Clause 16

GRUZ-R23 Emergency service facility**Activity status: ~~DIS~~ RDIS****Activity status when compliance not achieved: N/A****Matter of discretion are restricted to:****RURZ-MD3 – Character and amenity values of the activity.¹⁰⁷****GRUZ-R24 Veterinary facility****Activity status: DIS****Activity status when compliance not achieved: N/A****GRUZ-R25 Educational facility****Activity status: DIS****Activity status when compliance not achieved: N/A****GRUZ-R26 Community facility**

This rule does not apply to any emergency service facility provided for under GRUZ-R23; or recreation facility provided for under GRUZ-R33.

Activity status: DIS**Activity status when compliance not achieved: N/A****GRUZ-R27 Wedding and event facility****Activity status: DIS****Activity status when compliance not achieved: N/A****GRUZ-R28 Cemetery and funeral related services and facility****Activity status: DIS****Activity status when compliance not achieved: N/A****GRUZ-R29 Mining****Activity status: DIS****Activity status when compliance not achieved: N/A****GRUZ-R30 Quarrying activities**

¹⁰⁷ [303.58]

This rule does not apply to any farm quarry provided for under GRUZ-R12.

Activity status: DIS

Where:

1. the quarry shall be set back a minimum of 1000m from a Residential Zone.

Activity status when compliance not achieved: NC

GRUZ-R31 Waste management facility

Activity status: DIS

Activity status when compliance not achieved: N/A

GRUZ-R32 Composting facility

Activity status: DIS

Activity status when compliance not achieved: N/A

GRUZ-R33 Recreation facilities

This rule does not apply to sport shooting facility provided for under GRUZ-R36.

Activity status: DIS

Activity status when compliance not achieved: N/A

GRUZ-R34 Camping ground

Activity status: DIS

Activity status when compliance not achieved: N/A

GRUZ-R35 Industrial activity

This rule does not apply to rural industry provided for under rule GRUZ-R11.

Activity status: DIS

Activity status when compliance not achieved: N/A

GRUZ-R36 Sport shooting facility

Activity status: DIS

Activity status when compliance not achieved: N/A

GRUZ-R37 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision

Activity status: DIS

Activity status when compliance not achieved: N/A

GRUZ-R38 Retail activity

This rule does not apply to retail activity associated with any activity provided for as permitted, restricted discretionary or discretionary activity.

Activity status: NC

Activity status when compliance not achieved: N/A

GRUZ-R39 Retirement village

Activity status: NC

Activity status when compliance not achieved: N/A

GRUZ-R40 Multi-unit residential development

Activity status: NC

Activity status when compliance not achieved: N/A

GRUZ-R41 Residential Unit

Activity status: NC

Activity status when compliance not achieved: N/A

Where:

1. a residential unit is located on a site with a minimum site area of less than 20ha unless:
 - a. the site of the residential unit is an allotment that existed prior to 18 September 2021 with a minimum site area of 4ha or more but less than 20ha and does not have a residential unit; or
 - b. the site is subject to a subdivision consent that was granted prior to 18 September 2021, with a minimum site area of 4ha or more but less than 20ha and has not been issued with certification under section 224 of the Resource Management Act, and does not have a residential unit; or
 - c. the site has a minimum site area less than 4ha and it is a site or an allotment that was created by subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) and does not have a residential unit; or

<p>d. where no residential unit is located on a site that is contained within its own delineated area and the delineated area has a minimum site area less than 20ha.¹⁰⁸</p>	
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<p>GRUZ-R42 Minor Residential Unit in General Rural Zone</p>	
<p>Activity status: NC</p> <p>Where:</p> <p>1. a minor residential unit is located on a site with a minimum site area of less than 20ha unless:</p> <p style="margin-left: 20px;">a. the site of the minor residential unit is an allotment that existed prior to 18 September 2021 with a minimum site area of 4ha or more but less than 20ha and does not have a minor residential unit; or</p> <p style="margin-left: 20px;">b. the site is subject to a subdivision consent that was granted prior to 18 September 2021, with a minimum site area of 4ha or more but less than 20ha and has not been issued with certification under section 224 of the Resource Management Act, and does not have a minor residential unit; or</p> <p style="margin-left: 20px;">c. the site has a minimum site area less than 4ha and it is a site or an allotment that was created by subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) and does not have a minor residential unit; or</p> <p style="margin-left: 20px;">d. where no minor residential unit is located on a site that is contained within its own delineated area and the delineated area has a minimum site area less than 20ha.¹⁰⁹</p>	<p>Activity status when compliance not achieved: N/A</p>

Built Form Standards

<p>GRUZ-BFS1 Building coverage</p>	
<p>1. The maximum building coverage shall be 20% of the net site area.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD6 – Coverage</p>

¹⁰⁸ [367.2]

¹⁰⁹ [367.2]

GRUZ-BFS2 Impermeable surface

<p>1. The maximum impermeable surface of any site shall be 20% of the net site area.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD6 – Coverage</p>
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GRUZ-BFS3 Height

<p>1. The maximum height for any residential unit, minor residential unit, bonus residential unit or accessory building to a residential unit, shall be 10m above ground level.</p> <p>2. The maximum height for any other building or structure shall be 12m above ground level.</p> <p>3. <u>The maximum height of frost control fans and wind turbines shall be 12m above ground level (not including blades).</u>¹¹⁰</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD7 – Height</p>
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GRUZ-BFS4 Building and structure setbacks

<p>1. Any residential unit or minor residential unit shall be set back a minimum of:</p> <p>a. 20m from any road boundary (except for any fence); and</p> <p>b. 20m from any internal boundary (except for a fence).</p> <p>2. Any water tank shall be set back a minimum of 5m from all boundaries.</p> <p>3. Any stockyard shall not be required to be set back from any boundaries.</p> <p>4. Any other buildings and structures shall be set back a minimum of:</p> <p>a. 10m from road boundaries (except for any fence); and</p> <p>b. 3m from internal boundaries (except for any fence).</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD8 – Setbacks</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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GRUZ-BFS5 Separation distances to and from intensive indoor primary production or intensive outdoor primary production activity or ~~quarry-quarrying activities~~¹¹¹

<p>1. Any new residential unit or minor residential unit or accessory building used for overnight accommodation <u>sensitive activity</u> shall be set back a minimum of:</p>	<p>Activity status when compliance not achieved: RDIS NC</p> <p>Matters of discretion are restricted to:</p>
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¹¹⁰ [367.2]¹¹¹ [41.52]

<ol style="list-style-type: none"> a. 20m from any existing intensive indoor primary production, intensive outdoor primary production activity where it is located on the same site; b. 300m from any existing intensive indoor primary production or intensive outdoor primary production¹¹² activity where it is located on a site in different ownership; c. 300m from any existing farm quarry where it is located on a site in different ownership; d. 500m from any existing quarry where it is located on a site in different ownership. <p>2. Setback distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used, or any area of the site where quarrying activity occurs.</p>	<p>RURZ-MD2 – Housing of animals RURZ-MD8 – Setbacks¹¹³</p>
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GRUZ-BFS6 Gross floor area	
<ol style="list-style-type: none"> 1. The maximum GFA of any single building or structure shall be 550m². 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD3 – Character and amenity values of the activity</p>

Rural Lifestyle Zone

Introduction

The purpose of the Rural Lifestyle Zone is to provide for primary productive activities, those activities that support rural activities and those that rely on the natural resources that exist in the zone, while recognising that the predominant character is derived from smaller sites.

The Rural Lifestyle Zone, focused in the east of the District, recognises that this area comprises the densest residential unit and development site pattern in the rural areas of the District. This rural area is defined by its fine grained pattern of development and human induced characteristics.

The provisions in this chapter are consistent with the matters in Part 2 – District Wide Matters – Strategic Directions and give effect to matters in Part 2 – District Wide Matters – Urban Form and Development.

¹¹² [169.63]

¹¹³ [57.3]

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives

RLZ-O1 Purpose of the Rural Lifestyle Zone

Primary production activities and activities reliant on the natural and physical resources of the rural environment occur while recognising that the predominant character is small rural sites with a more intensive pattern of land use and buildings than the General Rural Zone.

Policies

RLZ-P1 Character of the Rural Lifestyle Zone

Maintain the character in the Rural Lifestyle Zone which comprises:

1. a highly modified landscape strongly influenced by fine grained patterns and processes of human induced activity, including a predominance of small rural lots with a resulting pattern of residential units, buildings, fencing, amenity and domestic planting mixed with smaller scale primary production activities;
2. a dominance of human modified open space and vegetation, including paddocks and trees over buildings; and
3. a zone supporting activities reliant on the natural and physical resources of the Rural Lifestyle Zone.

RLZ-P2 Activities in the Rural Lifestyle Zone

Retain opportunities for land within the zone to be used for primary production activities while maintaining the predominant character of small rural lots by avoiding new sites being created, or residential units being erected on sites, that are less than 4ha, unless:

1. associated with the development of infrastructure which reduces the size of the balance lot or site to below 4ha;
2. associated with the establishment of a bonus residential unit or creation of a bonus allotment;
3. the erection of a residential unit is protected by a legacy provision in this Plan; and
4. is the establishment of a minor residential unit, where the site containing a residential unit is 4ha or greater, or is protected by a legacy provision in this Plan.

Activity Rules

RLZ-R1 Construction or alteration of or addition to any building or structure	
Activity status: PER	Activity status when compliance not achieved: as set out in the relevant built form standards
Where:	

1. the activity complies with all built form standards (as applicable).	
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RLZ-R2 Primary production	
This rule does not apply to any farm quarry provided for under RLZ-R12; intensive indoor primary production provided for under RLZ-R18; intensive outdoor primary production provided for under RLZ-R19; mining provided for under RLZ-R30; or quarrying activity provided for under RLZ-R31.	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any forestry less than 1ha, carbon forest or woodlot shall be set back a minimum of: <ol style="list-style-type: none"> a. <u>the greater of either:</u> <ol style="list-style-type: none"> i. <u>40m; or</u> ii. <u>A distance where the forest species when fully grown would shade a residential unit or minor residential unit between 10am and 2pm on the shortest day of the year;</u> b. from any residential unit or minor residential unit on a site under different ownership, <u>except where topography already causes shading;</u>¹¹⁴ or c. 10m from any site boundary of a site under different ownership; and d. 10m from any road boundary of a paved public road. 	<p>Activity status when compliance with RLZ-R2 (1) not achieved: RDIS Matters of discretion are restricted to:</p> <p>RURZ-MD1 – Natural environment values RURZ-MD3 – Character and amenity values of the activity RURZ-MD4 – Forestry, Carbon Forest, Woodlots</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

RLZ-R3 Residential unit	
This rule does not apply to any minor residential unit provided for under RLZ-R4 or any bonus residential unit provided for under RLZ-R17.	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. a<u>each</u> residential unit shall be located on a site with a minimum net site area of 4ha per residential unit, except where provided for in (3), (4), (5), (6) and (7) below; 2. there is more than one residential unit on a site, each residential unit shall be contained within its own delineated area and each delineated area shall be treated as though it is a site, which shall: <ol style="list-style-type: none"> a. have a minimum net site area of 4ha per delineated area, and b. have no overlap between delineated areas, and c. have legal and physical access from any residential unit to a legal road; and d. comply with built form standards as though each delineated area was a site; 	<p>Activity status when compliance with RLZ-R3 (2)(b) or RLZ-R3 (2)(c) not achieved: DIS</p> <p>Activity status when compliance with RLZ-R3 (1), RLZ-R3 (2)(a), RLZ-R3 (3), RLZ-R3 (4), RLZ-R3 (5), not achieved: NC</p>

¹¹⁴ [259.1]

<ol style="list-style-type: none"> 3. a site with a minimum net site¹¹⁵ area of 4ha exists and is a site or allotment that was created by subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) one residential unit may be erected; 4. where a site with a minimum net site area of less than 4ha exists and is a site or an allotment that was associated with the development of infrastructure, which prior to the development of the infrastructure was 4ha or more, one residential unit may be erected; and 5. one residential unit may be established on a bonus allotment. 	
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RLZ-R4 Minor residential unit	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the maximum GFA of the minor residential unit shall be 90m² (excluding any area required for a car vehicle garage or carport up to a maximum of 40m²); 2. there shall be only one minor residential unit per site; or 3. there shall be only one minor residential unit per delineated area within a site; or 4. for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two minor residential units per site; and 5. a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates). 	<p>Activity status when compliance not achieved: NC</p>

RLZ-R5 Residential activity	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site. 	<p>Activity status when compliance not achieved: NC</p>

¹¹⁵ [367.59]

RLZ-R6 Accessory building or structure**Activity status: PER****Activity status when compliance not achieved: N/A****RLZ-R7 Visitor accommodation**

This rule does not apply to any camping ground provided for under RLZ-R35.

Activity status: PER**Activity status when compliance not achieved: DIS**

Where:

1. the activity shall be undertaken within a residential unit, minor residential unit or accessory building; and
2. a maximum of eight visitors shall be accommodated per site.

RLZ-R8 Home business**Activity status: PER****Activity status when compliance not achieved: DIS**

Where:

1. the GFA or site area occupied by the home business shall be a maximum of 100m²;
2. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm;
3. there is a maximum of 20 vehicle movements generated by the home business activity per day;
4. a maximum of two non-resident staff shall be employed as part of the home business;
5. any storage of materials associated with the home business shall be undertaken within buildings on the site;
6. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and
7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.

RLZ-R9 Domestic animal keeping and breeding**Activity status: PER****Activity status when compliance not achieved: N/A****Advisory**

- Refer to the District Council's bylaws for further rules regarding keeping of domestic animals.

RLZ-R10 Rural produce retail

This rule does not apply to any farmers' markets provided for under RLZ-R23.

Activity status: PER

Where:

1. rural produce retail activity exceeds 5m² any retail sales activity shall be located a minimum of 10m from the site boundary;
2. there shall be only one retail sales activity per site; and
3. the maximum NFA or land area used for any retail sales activity shall be 50m².

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

- RURZ-MD1 - Natural environment values
- RURZ-MD3 - Character and amenity values of the activity
- RURZ-MD5 - Rural sales

RLZ-R11 Rural industry

Activity status: PER

Where:

1. a maximum of ~~five~~ ten¹¹⁶ staff shall work on the site at any other time;
2. the manufacture, processing or production of goods involves initial or further processing of commodities derived from primary production;
- ~~3. the maximum GFA occupied for the rural industry shall be 250m²;¹¹⁷~~
3. the maximum GFA occupied for the rural industry within a SASM shall be 150m²;
4. the maximum land area occupied for the rural industry shall be 500 m²;
5. any retail sale of goods shall be set back a minimum of 10m from the site boundary;
6. any retail sale of goods on the site is restricted to those manufactured, produced or processed on the site;
7. the maximum GFA or land area occupied for retail sales shall be 50m²; and
8. any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural industry is occurring.

Activity status when compliance with RLZ-R11 (~~56~~) or (~~89~~) not achieved: RDIS

Matters of discretion are restricted to:

- RURZ-MD1 - Natural environment values
- RURZ-MD3 - Character and amenity values of the activity
- RURZ-MD5 - Rural sales

Activity status when compliance with RLZ-R11 (34) not achieved: RDIS

Matters of discretion are restricted to:

- SASM-MD1 – Wāhi tapu and wāhi taonga
- SASM-MD2 – Nga Tūranga tūpuna

Notification

An application for a restricted discretionary activity under ~~GRUZ-~~RLZ-R11 (34) is precluded from being publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga

¹¹⁶ [152.1], [164.1]

¹¹⁷ [104.1]

	Activity status when compliance with GRUZ-R11 (1) to (23), (45), (67) or (78) not achieved: DIS
Advisory Note	
<ul style="list-style-type: none"> It is recommended that operators of a rural industry inform owners/occupiers of adjacent sites prior to commencing the activity. 	

RLZ-R12 Farm quarry	
Activity status: PER	Activity status when compliance not achieved: DIS
<p>Where:</p> <ol style="list-style-type: none"> any farm quarry shall be set back a minimum of: <ol style="list-style-type: none"> 300m from the building footprint of any residential unit or minor residential unit on a site under different ownership; 100m from any site boundary of a site under different ownership; 100m from any road boundary of a public road; and 100m from any SNA; and <u>EW-S1 to EW-S7 are met; and</u> <u>The maximum area of any farm quarry shall be 1500m² per site.¹¹⁸</u> 	
Advisory Note	
<ul style="list-style-type: none"> Additional activity standards applying to this activity are located within the Earthworks Chapter (See EW-R11). 	

RLZ-R13 Conservation activities	
Activity status: PER	Activity status when compliance not achieved: DIS
<p>Where:</p> <ol style="list-style-type: none"> for any retail sales associated with a conservation activity: <ol style="list-style-type: none"> the retail sales area shall be set back a minimum of 10m from any site boundary; there shall be a maximum of one retail sales area per site; and the maximum GFA or land area used for retail sales shall be 50m². 	

¹¹⁸ [41.33]

RLZ-R14 Recreation activities**Activity status: PER**

Where:

1. ~~the activity is not a motorised recreation activity.~~¹¹⁹

Activity status when compliance not achieved: ~~DISNA~~**RLZ-R15 Rural tourism****Activity status: PER**

Where:

1. a maximum of five staff shall work on the site at any one time;
2. the maximum GFA occupied for the rural tourism shall be 250m²;
3. the maximum land area occupied for the rural tourism shall be 500m²;
4. any retail sales area shall be set back a minimum of 10m from the site boundary;
5. the maximum NFA or land area occupied for retail sales shall be 50m²; and
6. any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural tourism is occurring.

Activity status when compliance not achieved: RDIS**Matters of discretion are restricted to:**

- RURZ-MD1 - Natural environment values
- RURZ-MD3 - Character and amenity values of the activity
- RURZ-MD5 - Rural sales

RLZ-R16 Rangiora A&P Showground activities**Activity status: PER**

Where:

1. the activities on the site are:
 - a. an annual A&P Show event;
 - b. recreation activities;
 - c. equestrian and ancillary activities and facilities;
 - d. community facility;
 - e. community market;
 - f. motor vehicle display event; ~~and~~
 - g. dog agility and training; ~~and~~
 - h. Polo activities.¹²⁰

Activity status when compliance not achieved: DIS**Advisory Note**¹¹⁹ [22.1]¹²⁰ [106.1]

- Rules for temporary activities are contained in the Temporary Activities Chapter.

RLZ-R17 Bonus residential unit

Activity status: RIDS

1. Refer to ECO-R6

Activity status when compliance not achieved: N/A

RLZ-R18 ~~Intensive indoor primary production~~ Free range poultry farming ¹²¹

Activity status: ~~RDIS~~ PER

Matters of discretion are restricted to:

RURZ-MD1 – Natural environment values

RURZ-MD2 – Housing of Animals

RURZ-MD3 – Character and amenity values of the activity

Activity status when compliance not achieved: N/A

RLZ-R19 Intensive indoor primary production and Intensive outdoor primary production

Excluding Free Range Poultry Operations covered under RLZ-R18

Activity status: RDIS

Where:

1. 20m from any sensitive activity where it is located on the same site; and
2. 300m from any sensitive activity where it is located on a site in different ownership.

Setback distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used.¹²²

Matters of discretion are restricted to:

RURZ-MD1 - Natural environment values

RURZ-MD2 - Housing of Animals

RURZ-MD3 - Character and amenity values of the activity

Activity status when compliance not achieved: ~~N/A~~ NC

RLZ-R20 Boarding kennels

Activity status: RDIS

Matters of discretion are restricted to:

RURZ-MD1 - Natural environment values

Activity status when compliance not achieved: N/A

¹²¹ [351.14] [351.15]

¹²² [169.75] [169.76]

RURZ-MD2 - Housing of Animals RURZ-MD3 - Character and amenity values of the activity	
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RLZ-R20 Cattery	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of Animals RURZ-MD3 - Character and amenity values of the activity	Activity status when compliance not achieved: N/A

RLZ-R22 Equestrian and ancillary activities and facilities	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of Animals RURZ-MD3 - Character and amenity values of the activity	Activity status when compliance not achieved: N/A

RLZ-R23 Farmers' market	
Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of Animals RURZ-MD3 - Character and amenity values of the activity	Activity status when compliance not achieved: N/A

RLZ-R24 Emergency service facility	
Activity status: DIS RDIS Matter of discretion are restricted to: RURZ-MD3 – Character and amenity values of the activity. ¹²³	Activity status when compliance not achieved: N/A

RLZ-R25 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A

RLZ-R26 Educational facility	
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¹²³ [303.59]

Activity status: DIS	Activity status when compliance not achieved: N/A
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RLZ-R27 Community facility

This rule does not apply to any recreational activity facility provided for under RLZ-R14; and emergency service facility provided for under RLZ-R24; or recreation facility provided for under RLZ-R34.

Activity status: DIS	Activity status when compliance not achieved: N/A
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RLZ-R28 Wedding and event facility

Activity status: DIS	Activity status when compliance not achieved: N/A
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RLZ-R29 Cemetery and funeral related services and facility

Activity status: DIS	Activity status when compliance not achieved: N/A
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RLZ-R30 Mining

Activity status: DIS	Activity status when compliance not achieved: N/A
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RLZ-R31 Quarrying activities

This rule does not apply to any farm quarry provided for under RLZ-R12.

Activity status: DIS	Activity status when compliance not achieved: NC
<p>Where:</p> <ol style="list-style-type: none"> the quarry shall be set back a minimum of 1000 <u>500m</u> from a Residential Zone.¹²⁴ 	

RLZ-R32 Waste management facility

Activity status: DIS	Activity status when compliance not achieved: N/A
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¹²⁴ [41.1] [41.5]

RLZ-R33 Composting facility**Activity status: DIS****Activity status when compliance not achieved: N/A****RLZ-R34 Recreation facilities**

This rule does not apply to sport shooting facility provided for under RLZ-R37.

Activity status: DIS**Activity status when compliance not achieved: N/A****RLZ-R35 Camping ground****Activity status: DIS****Activity status when compliance not achieved: N/A****RLZ-R36 Industrial activity**

This rule does not apply to rural industry provided for under rule RLZ-R11.

Activity status: DIS**Activity status when compliance not achieved: N/A****RLZ-R37 Sport shooting facility****Activity status: DIS****Activity status when compliance not achieved: N/A****RLZ-R38 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision****Activity status: DIS****Activity status when compliance not achieved: N/A****RLZ-R39 Retail activity**

This rule does not apply to retail activity associated with any activity provided for as permitted, restricted discretionary or discretionary activity.

Activity status: NC**Activity status when compliance not achieved: N/A****RLZ-R40 Retirement village**

Activity status: NC	Activity status when compliance not achieved: N/A
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RLZ-R41 Multi-unit residential development	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

RLZ-BFS1 Building coverage	
1. The maximum building coverage shall be 20% of the net site area.	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD6 - Coverage</p>

RLZ-BFS2 Impermeable surface	
1. The maximum impermeable surface of any site shall be 20% of the net site area.	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD6 - Coverage</p>

RLZ-BFS3 Height	
<p>1. The maximum height for any residential unit, minor residential unit, bonus residential unit or accessory building to a residential unit, shall be 10m above ground level.</p> <p>2. The maximum height for any other building or structure shall be 12m above ground level</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD7 - Height</p>

RLZ-BFS4 Building and structure setbacks	
<p>1. Any residential unit or minor residential unit shall be set back a minimum of:</p> <ul style="list-style-type: none"> a. 20m from any road boundary (except for any fence); and b. 20m from any internal boundary (except for a fence). <p>2. Any water tank shall not be required to be set back from any boundaries.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD8 – Setbacks</p> <p>Notification</p>

<ol style="list-style-type: none"> 3. Any stockyard shall not be required to be set back from any boundaries. 4. Any other buildings and structures shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from road boundaries (except for any fence); and b. 3m from internal boundaries (except for any fence); and c. <u>All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</u> 5. <u>All boundary fencing or freestanding wall shall be up to a maximum height of 1.8m, excluding wire mesh fences.</u>¹²⁵ 	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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RLZ-BFS5 Separation distances to and from intensive indoor primary production or intensive outdoor primary production activity or quarry

<ol style="list-style-type: none"> 1. Any new residential unit or minor residential unit or accessory building used for overnight accommodation sensitive activity shall be set back a minimum of: <ol style="list-style-type: none"> a. 20m from any existing intensive indoor primary production, intensive outdoor primary production activity where it is located on the same site; b. 300m from any existing intensive indoor primary production or intensive outdoor primary production activity where it is located on a site in different ownership; c. 300m from any existing farm quarry where it is located on a site in different ownership; d. 500m from any existing quarry where it is located on a site in different ownership. 2. Setback distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used, or any area of the site where quarrying activity occurs. 	<p>Activity status when compliance not achieved: RDIS-NC</p> <p>Matters of discretion are restricted to: RURZ-MD2 – Housing of animals RURZ-MD8 – Setbacks¹²⁶</p>
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RLZ-BFS6 Gross floor area

<ol style="list-style-type: none"> 1. The maximum GFA of any single building or structure shall be 550m². 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD3 – Character and amenity values of the activity</p>
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¹²⁵ [373.91]

¹²⁶ [169.88]

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Matters of Discretion for all Rural Zones

RURZ-MD1 Natural environment values

The term natural environment values describes those matters addressed in the Chapters under the Natural Environment Values heading in the District Plan.

1. The extent to which there are any adverse effects on SNAs or effects on the ability to maintain or enhance indigenous biodiversity.
2. The extent to which there are any adverse effects on the values of ONL and ONF from an activity adjoining these areas.
3. The extent to which there are any adverse effects on the natural character and values of freshwater bodies.
4. The extent to which adverse effects on sites, areas or values associated with natural environment values can be avoided, remedied or mitigated.

RURZ-MD2 Housing of animals

1. The extent to which the nature and scale of activity, including the number and type of animals is consistent with the characteristics of the proposed site and the receiving environment.
2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone.
3. The extent to which the activity, including any buildings, compounds, or part of a site used for housing animals are sufficiently designed and located or separated from sensitive activities, residential units, and boundaries of residential zones to avoid adverse effects on residents.
4. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values.
5. The potential for the activity to produce adverse effects, including dust, noise, odour, and any measures to internalise adverse effects within the site, and any mitigation measures to address effects that cannot be internalised.
6. Access and vehicle movements on the site and the safety and efficiency of the roading network.

RURZ-MD3 Character and amenity values of the activity¹²⁷

1. The use, intensity and scale of the operation on the site and the built form is compatible with, and maintains rural character and amenity values of the surrounding zone.
2. The extent to which the site layout and building design and intensity of the activity will internalise and mitigate effects including noise, lighting, impact on privacy and traffic.
3. The extent to which the activity/facility has a practical or functional need or operational need to be located in the area.
4. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural sites.
5. Any benefits derived from the activity being undertaken on the site.
6. The extent to which the scale of the activity will cause demands for the uneconomic or premature upgrading or extension of the three waters reticulation network, roading, street lighting and footpaths.
7. Access and vehicle movements on the site and the safety and efficiency of the roading network.
8. The extent to which the adverse effects of the activity can be avoided, remedied and mitigated.

RURZ-MD4 Forestry less than 1ha¹²⁸ Carbon Forest, Woodlots

1. The extent of adverse effects from the additional shading resulting from the non-compliance, taking into account the use of the affected sites, the amount of shadow cast and the period of time adjacent sites are affected.
2. The ability of existing topography or vegetation to mitigate any adverse shading effects on the adjoining site.
3. The nature of the use of adjoining sites and the extent to which the activity may result in conflict and/or reverse sensitivity effects with activities on adjacent sites.
4. Any shading effects on the transport network.
5. The potential for the spread of wilding trees into conservation land, SNAs and QE II National Trust land and the risk to these areas from wilding trees establishment.¹²⁹

¹²⁷ [169.88] [295.192]

¹²⁸ Clause 16

¹²⁹ [316.167]

RURZ-MD5 Rural sales

1. The extent to which the intensity and scale of the activity and built form is compatible with the character and amenity of the zone.
2. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural land.
3. Hours and days of operation and the extent to which they are compatible with the rural zone.
4. Access and vehicle movements on the site and the safety and efficiency of the roading network.
5. Extent of impervious surfaces and landscaping.
6. For rural produce retail (excluding farmers' markets), the extent to which the scale and intensity of the activity is secondary to the rural activity on the site.
7. Access and vehicle movements on the site and the safety and efficiency of the roading network.
8. The extent to which the adverse effects of the activity can be avoided, remedied or mitigated.

RURZ-MD6 Coverage

1. The intensity and scale of the built form and the extent to which it is appropriate to the zone and will maintain the character and amenity values of the zone.
2. The extent to which the building coverage breach is necessary due to the shape or natural and physical features of the site.
3. The extent to which the building coverage breach is necessary to facilitate practical use of the building or day to day management of the site, including the need to align with existing buildings in the vicinity and their associated use.
4. The need for the building coverage breach to allow more efficient or practical use of the remainder of the site or the long term protection of notable trees, historic heritage items or natural features on the site.
5. Extent of impervious surfacing on the site.
6. Any impacts on stormwater management or the management of water on the site.
7. The extent to which the additional site coverage will constrain the potential for land with high quality soils to be used for productive purposes.

RURZ-MD7 Height

1. The extent to which building design, siting and external appearance adversely impacts on rural character and amenity values.
2. The extent to which there is a practical need and functional need to the additional height for the building.

3. The extent to which any increased building height will result in visual dominance, loss of privacy and outlook of adjoining sites or incompatibility with the scale and character of buildings within and surrounding the site.
4. The need for the height breach to allow more efficient or practical use of the remainder of the site.
5. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.

RURZ-MD8 Setbacks

1. The extent to which building design, siting and external appearance adversely impacts on rural character and amenity values.
2. Site topography and orientation and the extent to which the building or structure can be more appropriately located.
3. The effect on nearby properties, including outlook, privacy, shading and sense of enclosure.
4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site.
5. The need for the setback breach to allow more efficient or practical use of the remainder of the site or the long term protection of notable trees, historic heritage items or natural features on the site.
6. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other permitted activities occurring on adjacent rural properties.
7. The extent to which any reduced boundary setback will result in potential for activities within the building to give rise to disturbance to neighbours or nuisance effects.
8. With respect to a road and rail corridor setback, any adverse effects on the efficient and safe functioning of the road and rail corridor.¹³⁰

Definitions

Agriculture

means a land based activity having any one or combination of the following as the purpose of the use of land:

- a. arable land use being the use of land to grow crops for harvest; or*

¹³⁰ [373.95]

- b. horticultural land use being the use of land to grow food or beverage crops for human consumption (other than arable crops), or flowers for commercial supply; or
- c. pastoral land use being the use of land for the grazing of livestock; or
- d. ~~Plantation~~ Carbon¹³¹ Forest or Woodlot being less than 1ha of continuous area of deliberately established tree species that has been planted, or has or will be, harvested or replanted.

Carbon forest

means forest land, other than ~~Production Forest~~ Plantation Forestry¹³², that is for the purpose of carbon sequestration.

Farming and agricultural suppliers

~~means businesses primarily selling goods for permanent exterior installation or planting and includes: landscaping suppliers; and suppliers of bark, compost, firewood, and paving and domestic paving aggregates.~~¹³³

Intensive outdoor primary production

means primary production activities involving the keeping or rearing of livestock, or commercial aquaculture, where the regular feed source for the production of goods is substantially provided other than from the site concerned. The activity may be undertaken entirely outdoors or in a combination if indoors and outdoors, including within an outdoor enclosure. It includes:

- a. ~~free range pig farming~~ extensive pig farming;¹³⁴
- b. ~~free range poultry or game bird farming~~;
- c. intensive goat farming and;
- d. aquaculture;

it excludes the following:

- e. woolsheds;
- f. dairy sheds;
- g. calf pens or wintering accommodation for stock;

¹³¹ Clause 16

¹³² [419.7]

¹³³ [295.33]

¹³⁴ [169.6]

- h. *pig production for domestic use which involves no more than 25 weaned pigs or six sows; and*
- i. *free-range poultry farming.*¹³⁵

Extensive Pig Farming:

*means the keeping of pigs outdoors on land at a stock density which ensures permanent vegetation cover is maintained and in accordance with any relevant industry codes of practice, and where no fixed buildings are used for the continuous housing of animals.*¹³⁶

Reverse Sensitivity

*means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity ~~which~~ that may be sensitive to the actual, potential or perceived adverse environmental effects generated by ~~an~~ the existing activity.*¹³⁷

Rural Produce Retail

*means the use of land or building on, or within which, rural produce ~~grown or produced on the site~~ and products manufactured from ~~the~~ the rural produce are offered for sale.*¹³⁸

Woodlot

*means a stand of trees for the purposes of firewood, Christmas trees, the creation of other wood products, ~~a carbon sink~~, erosion control, pest, or wilding tree management purposes, but excluding plantation forestry and carbon forest.*¹³⁹

Free Range Poultry Farming

The primary production of poultry for commercial purposes, where:

- a. *All of the birds farmed have access to open air runs; and*
- b. *Permanent vegetation ground cover exists on the land where birds are permitted to range; and*
- c. *The stocking rate of the runs and weatherproof shelter to which the birds have access are appropriate for the relevant bird type.*¹⁴⁰

¹³⁵ [351.3]

¹³⁶ [169.6]

¹³⁷ [195.12]

¹³⁸ [295.53]

¹³⁹ [419.19]

¹⁴⁰ [351.3]

