

RLZ - Rural Lifestyle Zone

The Rural Environment

The Rural Zones of the Kāpiti Coast encompass a wide range of landform types, landscapes, land uses and activities. These range from horticulture on the plains in and around Ōtaki, to pastoral *farming* on the dune country and foothills of the Tararua Ranges. The Rural Zones are of considerable value to the residents of the District. The farmers, horticulturists, rural service industries, and businesses and future generations of people who seek employment in rural industries depend on the sustainable management of the resources found in these zones. The landscape character and amenity of the Rural Zones are major determinants of the overall visual character of the District.

Zone Descriptions

The rural Kāpiti area comprises six distinct areas which are based upon their individual characteristics and anticipated uses. This chapter manages one of these areas; the Rural Lifestyle Zone. The general character of all Rural Zones is defined by an overall openness and a relatively low presence of *buildings* and *structures* compared to the more urbanised areas of the District, as well as extensive areas of crops, pasture and trees.

Rural Lifestyle Zone

The Rural Lifestyle Zone provides for 'lifestyle' *subdivisions* in appropriate areas in the District to enable people to live in a rural *environment*, where this does not compromise the more productive land, but not necessarily on a farm. The land which is considered suitable is characterised by having small scale rural activities such as horse riding, hobby gardening and *farming* in close proximity to urban facilities. This land will not be *zoned* residential in future or otherwise used for purely residential uses or be fully serviced. Land has been included in this zone where it is already closely subdivided and developed, and is close to an urban area but physically separated, and is not likely to be suitable for future intensive residential *development*. The existing character and overall density of *development* is proposed to be retained.

Focus on Production

Collectively, the District's broad range of rural areas has significant potential for various *primary production* activities. This includes the production of food, fibre, fuel and building materials for local consumption, and for regional, national and global distribution. The continued use of the Rural Zones for these activities is important for the on-going resilience, health, and social and economic well-being of the District's communities.

The Plan provisions for all Rural Zones reflect the predominance of *primary production* activities. However, the provisions also recognise that these activities must be carried out in a manner that maintains the character and amenity of the rural area and adjoining non-rural zones. The Rural Zone provisions work in tandem with provisions in other parts of the Plan – for example the Natural Environment Values, Coastal Environment, Hazards and Risks, and Historical and Cultural Values Chapters – to ensure that new rural *subdivision*, *land* use and *development* proceeds in accordance with all relevant Plan Objectives.

The Plan also recognises the unique operational characteristics of some *primary production* activities, such as the harvesting of *plantation forestry* and *extractive industries*, and the need to

provide for their efficient and on-going operation, whilst avoiding, remedying or mitigating their environmental *effects*.

Provision is also made for new *buildings* on *subject sites* in the Rural Zones, including a *residential unit* and other potential *buildings* where they are *ancillary activities* to either the *residential* or *primary production* activities on the *subject site*. However, the scale and location of these *buildings* and *structures* must be managed to ensure the *productive potential* of the land is not compromised.

Rural Character and Amenity

The amenity and character of the Rural Zones has value for the whole District. The Rural Zones provide a visual space between urban settlements and supports the part of the District's identity related to the separation of distinct settlements by a more open landscape. The general openness of rural land and the presence of various types of *primary production* activities form part of the valued rural character.

Travel on rural *roads* is an important part of the rural experience for residents and visitors, for all travel modes including walking, cycling and horse riding. Existing patterns of vegetation (such as *shelterbelts*) and areas of *indigenous vegetation* in particular areas are also important for visual integration and coherence in the rural area.

There is a range of features associated with activities in the Rural Zones that contributes to the rural character and which can vary across the District.

These features include, but are not limited to:

- significant areas of land in pasture, crops, forestry and/or *indigenous vegetation*;
- the general absence of *structures* other than those related to *primary production* activities and *network utilities*;
- a high ratio of *open space* relative to the built *environment*;
- noises, smells, dust and *effects* associated with the use of rural land for a wide range of agricultural, horticultural, forestry and *extractive industries*;
- low population densities relative to urban areas; and
- houses and *buildings* of a variety of scales, forms and building

Reverse Sensitivity

The Rural Zones are a productive *environment* and therefore many *farming* and *primary production* activities which are anticipated in the Rural Zones are noisy, smelly or dusty at times. The time of day and year that *primary production* activities and *farming* activities occur can conflict with the expectations of rural residents to enjoy 'peace and quiet'. When planning new *development* the amenity of both existing residents and requirements of *primary production* activities must be considered. Privacy, shelter, access to *open space*, rural amenity and security need to be thought about to ensure the quality of lifestyle consistent with a working rural *environment* is sustained for existing residents.

Reverse sensitivity is recognised as an issue under the effects-based planning regime of the *RMA* and needs to be considered. The rural area is particularly prone to *reverse sensitivity effects*. Many *primary production* activities such as *quarrying activities*, horticultural activities (e.g. spraying and bird scaring devices), *state highways* and other lawfully established activities are located in rural areas. Future residents of the rural area who will fill the vacant sections have the potential to create an increased risk of *reverse sensitivity* problems. *Reverse sensitivity* has the potential to compromise productive land uses, such as *farming* and *quarrying activities* that legitimately exist in the Rural Zones.

The District Plan provides policies and rules to address *reverse sensitivity* issues for future *subdivision* and *development*, and zoning to direct residential areas, away from incompatible activities. The layout, design and density of *subdivision* is restricted to ensure that it is appropriate to the *zone* where it is located.

Strategic Context

The Primary Objectives that this chapter implements are:

- DO-01 - Tāngata Whenua;
- DO-03 - Development Management;
- DO-04 - Coastal Environment;
- DO-06 - Rural Productivity;
- DO-08 - Strong Communities;
- DO-011 - Character and Amenity Values;
- DO-012 - Housing Choice and Affordability;
- DO-013 - Infrastructure;
- DO-014 - Access and Transport;
- DO-015 - Economic Vitality; and
- DO-017 - Open Spaces / Active Communities.

DO-01 Tāngata Whenua

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-03 Development Management

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas which can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
4. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
5. management of development in areas of special character or amenity so as to maintain, and where practicable, enhance those special values;
6. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
7. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District; and
8. management of the location and effects of potentially incompatible land uses including any interface between such uses.

DO-04 Coastal Environment

To have a coastal environment where:

1. areas of outstanding natural character and high natural character, outstanding natural features

- and landscapes, areas of significant indigenous vegetation and significant habitats of indigenous fauna are identified and protected;
2. areas of outstanding natural character and high natural character are restored where degraded;
 3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;
 4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and
 5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.

DO-O6 Rural Productivity

To sustain the *productive potential* of land in the District, including:

1. retaining land which is suitable for a range of *primary production activities*;
2. achieving added economic and social value derived from *primary production activities* through *ancillary* on-site processing and marketing;
3. enabling activities that utilise the *productive potential* of the land in the rural environment;
4. reducing conflict between land uses in the rural environment and adjoining areas; and
5. avoiding, remedying or mitigating adverse *effects* on the efficient operation of existing *primary production activities* from *sensitive activities* establishing on adjoining *subject sites*;

while safeguarding the life-supporting capacity of air, water, soil, and ecosystems by avoiding, remedying or mitigating adverse *effects* on the *environment*.

DO-O8 Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O11 Character and Amenity Values

To maintain and enhance the unique character and amenity values of the District's distinct communities so that residents and visitors enjoy:

1. relaxed, unique and distinct village identities and predominantly low-density residential areas characterised by the presence of mature vegetation, a variety of built forms, the retention of landforms and unique community identities;
2. vibrant, lively *town centres* supported by higher density residential and mixed use areas;
3. neighbourhood *centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas and between potentially conflicting land uses, so as to minimise adverse *effects*).

DO-O12 Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing that:

1. is of densities, locations, types, attributes, size and tenure that meets the social and economic

- wellbeing needs of households in suitable urban and rural locations;
- 2. is affordable and adequate for lower income households; and
- 3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.

DO-O13 Infrastructure

To recognise the importance and national, regional and local benefits of *infrastructure* and ensure the efficient *development*, maintenance and operation of an adequate level of social and physical *infrastructure* and services throughout the District that:

- 1. meets the needs of the community and the region; and
- 2. builds stronger community resilience, while avoiding, remedying or mitigating adverse *effects* on the *environment*.

DO-O14 Access and Transport

To ensure that the transport system in the District:

- 1. integrates with land use and urban form and maximises accessibility;
- 2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
- 3. contributes to a strong economy;
- 4. avoids, remedies or mitigates adverse *effects* on land uses;
- 5. does not have its function and operation unreasonably compromised by other activities;
- 6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
- 7. provides for the integrated movement of people, goods and services.

DO-O15 Economic Vitality

To promote sustainable and on-going economic development of the local economy, including the rural sector, with improved number and quality of jobs and investment through:

- 1.
 - a. encouraging *business activities* in appropriate locations within the District, principally through differentiating and managing various types of *business activities* both on the basis of the activity, and the potential local and strategic *effects* of their operation;
 - b. reinforcing a compact, well designed and sustainable regional form supported by an integrated *transport network*;
 - c. enabling opportunities to make the economy more resilient and diverse;
 - d. providing opportunities for the growth of a low carbon economy, including clean technology;
 - e. minimising *reverse sensitivity effects* on *business activities*, including *primary production activities*; and
 - f. enhancing the amenity of *Working Zones*;

while:

- 2.
 - a. ensuring that economic growth and development is able to be efficiently serviced by *infrastructure*;
 - b. encouraging commercial consolidation and the co-location of community services and facilities primarily within the *Paraparaumu Sub-Regional Centre* and *Town Centres*; and
 - c. managing contamination, pollution, odour, noise and glare, associated with *business activities*, including *primary production activities*.

DO-O17 Open Spaces / Active Communities

To have a rich and diverse network of *open space* areas that:

1. is developed, used and maintained in a manner that does not give rise to significant adverse *effects* on the natural and physical *environment*;
2. protects the District's cultural, ecological and *amenity values*, while allowing for the enhancement of the quality of *open space* areas;
3. supports the identity, health, cohesion and resilience of the District's communities; and
4. ensures that the present and future recreational and *open space* needs of the District are met.

Provisions in other chapters of the Plan may also be relevant.

Policies

RLZ-P1 Primary Production

Primary production activities will be provided for as the principal use in the District's Rural Zones where adverse *effects* on the *environment* are avoided, remedied or mitigated and the life-supporting capacity of air, *water*, soil and ecosystems is safeguarded.

RLZ-P2 Rural Character

Subdivision, use and *development* in the Rural Zones will be undertaken in a manner that maintains or enhances the District's rural character, including:

- a. the general sense of openness;
- b. natural landforms;
- c. overall low density of *development*; and
- d. the predominance of *primary production activities*.

RLZ-P3 Planting and Harvesting of Plantation Forestry

Provide for planting and harvesting of *plantation forestry* in the Rural Zones where it is carried out in a manner that avoids, remedies or mitigates adverse *effects* on the *environment*.

RLZ-P4 Intensive Farming

Manage the design and location of *intensive farming* to avoid, remedy or mitigate adverse *noise*, odour, traffic, visual character, amenity and *nuisance effects*, including cumulative *effects*, and avoid adverse effects on Water Collection Areas.

RLZ-P5 Management of Conflicting Uses

Manage the interface between activities on adjoining *sites* in the Rural Zones in order to avoid, remedy or mitigate adverse *effects* on *amenity values* and on the effective and efficient operation of rural activities.

RLZ-P6 Sensitive Activities

Ensure that new *sensitive activities* establishing in the Rural Zones are designed and located to avoid, remedy or mitigate potential *reverse sensitivity effects* on *primary production* activities, and other lawfully established activities.

RLZ-P7 Adding Value to Primary Production: On-site Processing and Retailing

The ability to add value to *primary production activities* in the Rural Zones through *ancillary* on-site processing and *retailing* – including *roadside stalls* – will be provided for in a manner which avoids, remedies or mitigates adverse *effects* on the safety and efficiency of the *transport network* and on *amenity values* of the Rural Zones.

In determining whether or not the scale of *effects* from the *ancillary* on-site processing and *retailing* activity is appropriate, particular regard must be given to:

- a. the *effects* generated by the activity on the safety and efficiency of the *transport network*;
- b. the *effects* generated by the proposed activity on landscape character and rural values of the surrounding *environment*;
- c. the appropriateness – in the design and total provision – of proposed access and *carparking*; and
- d. the extent to which any proposed screening and *landscaping* successfully mitigates potential visual impacts of the activity.

RLZ-P8	<i>Residential Units and Buildings (excluding minor buildings)</i>
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New *residential units* (excluding *visitor accommodation* which is not *temporary residential rental accommodation*) and other *buildings* (excluding *minor buildings*) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental *effects* (including cumulative *effects*) on the *productive potential* and landscape character of the rural area, including:

- a. limiting the number of *residential units* and *minor residential units* to one of each per *subject site*, except where Development Incentive Guidelines are complied with;
- b. managing the location and scale of *buildings* (excluding *minor buildings*); and
- c. recognising the operational requirements for *buildings* (excluding *minor buildings*) that are *ancillary* to *primary production* activities.

RLZ-P9	Rural Lifestyle Zone
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Rural lifestyle living will be provided for in identified locations zoned Rural Lifestyle which:

- a. can be efficiently accessed and are close to urban settlements;
- b. are characterised by *land* with relatively low *productive potential*;
- c. avoid potential *reverse sensitivity effects* on adjacent *primary production* activities and other lawfully established rural uses; and
- d. are at a scale and in locations that avoid creating or expanding urban settlements.

RLZ-P10	Peka Peka North Rural-Lifestyle Precinct
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Subdivision, use and *development* in the 'Peka Peka North Rural-Lifestyle Precinct' will be enabled in accordance with the *structure plan* (Appendix 14) where adverse *effects* of *development* can be avoided, remedied or mitigated for that area and can be integrated into the landscape through innovative design.

RLZ-P11	Tourism
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Enable tourism activities that complement *primary production* activities in the Rural Zones and contribute to the vitality and resilience of the District's economy, while avoiding, remedying or mitigating adverse *effects* on the *environment*.

Rules

RLZ-R1	Any activity which is not otherwise specified as a <i>Permitted, Controlled, Restricted Discretionary, Discretionary or Non-Complying activity</i> in this chapter.
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Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. The activity complies with all <i>permitted activity</i> standards in this chapter.
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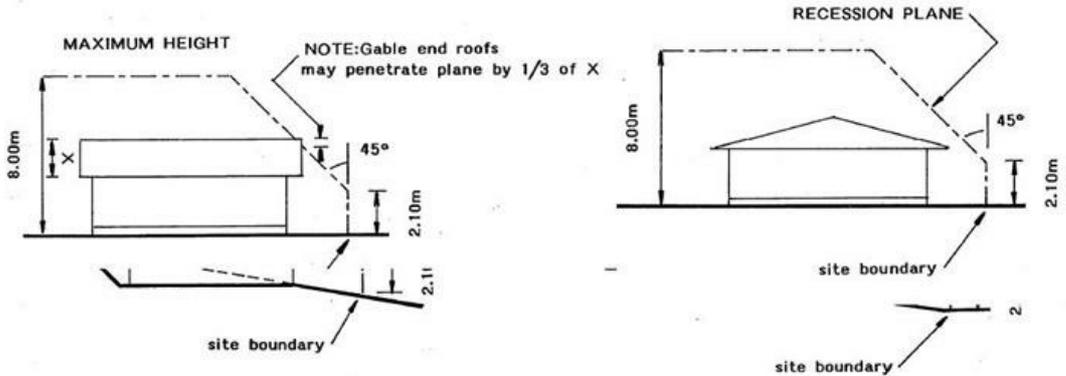
RLZ-R2	Pastoral and arable <i>farming, shelterbelts, outdoor (extensive) pig farming, horticulture, viticulture and orchards.</i>
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. <i>Shelterbelt</i> vegetation which will grow to a <i>height</i> of more than 6 metres must not be planted: <ol style="list-style-type: none"> a. within 10 metres of any <i>waterbody</i> whose <i>bed</i> has an average width of 3 metres or more; b. within 30 metres of a lawfully established <i>primary residential building</i> on an adjoining <i>site</i> under separate ownership; c. within 10 metres of any legal <i>boundary</i> of any <i>allotment</i> held under a separate Record of Title except where land within an adjoining <i>property</i> in close proximity to the legal <i>boundary</i> of the <i>allotment</i> is in the same ownership; or d. within 10 metres of any <i>road boundary</i>. <p>Note: See the Natural Environment Values, Coastal Environment and Historic and Cultural Values chapters for additional rules and standards applying to the planting of <i>shelterbelts</i> or <i>plantation forestry</i> within <i>ecological sites, outstanding natural features and landscapes, geological features or historic heritage features.</i></p>
RLZ-R3	<p>Buildings and <i>structures</i></p> <ol style="list-style-type: none"> a. including <i>habitable buildings</i> and <i>accessory buildings</i> on any <i>allotment</i>. <p><i>Qualifying criteria, residential unit measurement criteria, and measurement criteria</i> apply to some activities under this rule.</p>
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. The maximum number of <i>residential buildings</i> on any <i>subject site</i> shall be one <i>residential unit</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i>) and one <i>minor residential unit</i>. The maximum total floor area for a <i>sleep out</i> shall be 30m². <p><i>Qualifying Criteria:</i></p> <p>In order to be self-contained a <i>minor residential unit</i> must contain a <i>kitchen</i> and <i>bathroom</i>. A <i>minor residential unit</i> has a gross floor area which is no greater than 60m².</p> <p><i>Measurement Criteria:</i></p> <p>When measuring the number of <i>residential units</i>, the <i>residential unit measurement criteria</i> must be followed. When measuring gross floor area for the purposes of a <i>minor residential unit</i>, include:</p> <ul style="list-style-type: none"> ● covered yards and areas covered by a roof but not enclosed by walls <p>Exclude:</p> <ul style="list-style-type: none"> ● decks and covered <i>outdoor living spaces</i> ● uncovered stairways; ● floor space in terraces (open or roofed), external balconies, breezeways or porches;

- *car parking areas*; and
 - floor space of interior balconies and mezzanines not used by the public
2. The maximum *height* from *original ground level* of any:
 - a. accessory farm *building* or *structure* (excluding *minor buildings*) shall be 10 metres
 - b. *habitable building* shall be 8 metres
 - c. *building* or *structure* (excluding *minor buildings*) within the 'Peka Peka North Rural-Lifestyle Precinct' where the maximum *height* shall be 4.5 metres except for *Allotments* 3, 4 and 8 where the maximum *height* is 5.5 metres.
 3. No *buildings* or *structures* (excluding *minor buildings*) within 500 metres of the inland edge of a *beach* shall be visible from *the beach* when measured from 1.5 metres vertically above *ground level* at a point 20 metres seaward from the seaward toe of the foredune.
 4. No *sensitive activities* shall be located within 300 metres of a *building* or enclosure containing a lawfully established *intensive farming activity*, or within 300 metres of a lawfully established *extractive industry*.
 5. The minimum *yard* requirements for any *subject site* shall be:
 - a. front *yard*
 - i. all *buildings* and *structures* (excluding *minor buildings*) must be set back at least 10 metres from a *road boundary*; and
 - ii. intrusions of eaves up to 0.6 metres are excluded.
 - b. side and rear *yards*
 - i. all *buildings* and *structures* (excluding *minor buildings* and *intensive farming buildings*) must be set back at least 5 metres from a side or rear *yard boundary*; and
 - ii. intrusions of eaves up to 0.6 metres are excluded.
- Note:** For *intensive farming* standards refer to the *Restricted Discretionary Activity Standards*.
6. All parts of *buildings* and *structures* (excluding *minor buildings*) must fit within a *height in relation to boundary envelope* which is made up of recession planes which commence at a point 2.1 metres above the *original ground level* at the *site boundary* and inclines inwards at an angle of 45 degrees. (refer to definition of *height in relation to boundary* and diagrams in the Definitions chapter).

Measurement Criteria:

- The *height in relation to boundary envelope* must be measured from a point above the *original ground level* at the boundary (including restrictive covenant areas of cross lease properties).
- Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the *height in relation to boundary*
- Where there is a right-of-way or an *access strip/leg* adjoining the allotment boundary, the *height in relation to boundary envelope* shall be measured from a point 2.1 metres above a point midway across the right-of-way or *access strip/leg*.

- Garages located in the side or rear yard up to 7 metres in length and not more than 2.4 metres in height (as determined by the height measurement criteria) may infringe the height in relation to boundary envelope.



Note: Any solar panel erected on, or anchored to, a building is exempt from the standard above where it does not breach the maximum permitted height in relation to boundary envelope by more than 1 metre (measured vertically) (see ENGY-R2).

RLZ-R4 Farm tracks on private land for permitted farming activities.

Permitted Activity

Standards

- Farm tracks must not exceed 6 metres in width and must be ancillary to permitted farming activities on the subject site.

Note: See the Earthworks, Coastal Environment, Hazards and Risks, and Historical and Cultural Values chapters for further rules and standards for earthworks, including farm tracks, within ecological sites, outstanding natural features and landscapes, geological features, historic heritage features, flood hazard categories and areas of outstanding or areas of high natural character that must be complied with.

RLZ-R5 Home businesses and home craft occupations in all Rural Zones.

Qualifying criteria apply to activities under this rule.

Permitted Activity

Standards

- All permitted activity standards for buildings, traffic generation and environmental nuisances must be complied with.
- The floor area used (whether temporary or permanent) shall not exceed 40m².
- No more than one non-resident person shall be employed.
- No deliveries shall be made to the subject site between the hours of 7pm and 7am.
- Retail activities:
 - must be an ancillary activity to the primary home business;
 - no goods on display shall be visible from outside the buildings; and
 - total floor area used for retailing (whether temporary or permanent) must not exceed 10m² (this is to be included within the maximum floor area used set out in Standard 2).

	<p>Qualifying Criteria</p> <p><i>Home businesses and home craft occupations</i> are performed entirely within a <i>residential building or accessory building</i>. <i>Home businesses and home craft occupations</i> shall not include any activity involving any panel beating, spray painting, motor vehicle repairs, fibre glassing, <i>heavy trade vehicles</i>, sheet metal work, wrecking of motor vehicles, bottle or scrap metal storage, rubbish collection service (except that empty, clean drums may be stored in a suitably screened area), wrought iron work or manufacture, motor body building, fish processing, breeding or boarding of dogs or cats, <i>visitor accommodation</i> or any process which involves repetitive use of power tools, drills or hammering or any <i>business activity</i>, trade, craft or profession which creates a <i>nuisance effect</i> at or beyond the <i>boundary</i> of the <i>property</i> on which the activity is occurring, and does not include <i>temporary residential rental accommodation</i>.</p>
RLZ-R6	<p><i>Papakāinga housing.</i></p> <p><i>Qualifying criteria</i> apply to activities under this rule.</p>
Permitted Activity	<p>Standards</p> <p>1. On <i>Māori land</i> which is subdivided/partitioned/leased before November 2012:</p> <ol style="list-style-type: none"> a maximum of 10 <i>papakāinga</i> units are permitted on any <i>subject site</i>; a minimum land area of 2000m² must be provided for each <i>papakāinga</i> unit; each <i>papakāinga</i> unit to have <i>outdoor living space</i> for its own individual use. The <i>outdoor living space</i> must adjoin the living room and be located to either the North, East or West of the <i>papakāinga</i> unit it serves and must be a minimum of 40m², with a minimum width of 5.5 metres for the exclusive use of each <i>papakāinga</i> unit; and a maximum of one communal <i>habitable building</i> with a maximum total floor area not exceeding 200m² for group activities which do not include <i>retail, commercial, industrial</i> or service activities may be erected on each <i>subject site</i>. <p>Qualifying Criteria: <i>Outdoor Living Space</i> may be covered but may not be enclosed. An <i>Outdoor Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.</p>
RLZ-R7	<p><i>Relocation of any building (excluding minor buildings)</i></p>
Permitted Activity	<p>Standards</p> <p>1. Any relocated <i>building</i> must be able to comply with the <i>permitted activity</i> standards for <i>buildings</i> set out under RLZ-R3.</p> <p>Note 1: attention is drawn to the provisions of the Historic Heritage chapter in which additional controls apply to the <i>relocation</i> of listed <i>historic heritage</i> buildings.</p> <p>Note 2: attention is also drawn to the Building Code requirements (under the Building Act 2004) that are relevant to all building works, including the removal and <i>relocation of buildings</i>. These requirements relate to a range of matters</p>

	including for example: stability (which includes building and land stability, durability of materials and components); fire safety; access; moisture (which includes weather-tightness, surface water and drainage systems); safety of users; services and facilities (which includes airborne and sound impact, ventilation, piped services and plumbing/drainage systems); and energy efficiency. Under Section 17 Building Act (2004), all building work must comply with the building code to the extent required by the Building Act, whether or not a building consent is required in respect of that building work.	
RLZ-R8	Any activity listed as a <i>permitted</i> or <i>controlled</i> activity which does not comply with one or more of the associated standards (unless otherwise stated).	
Restricted Discretionary Activity	Standards	Matters of Discretion
		<ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>.
RLZ-R9	<i>Intensive farming</i> except in the Water Collection Areas.	
Restricted Discretionary Activity	Standards	Matters of Discretion
	<ol style="list-style-type: none"> 1. Activities must be located at least: <ol style="list-style-type: none"> a. 300 metres from the <i>property boundary</i> of any sensitive activity; and b. 20 metres from any <i>road boundary</i>. 2. No spray residue, odour or <i>dust</i> associated with the <i>intensive farming</i> activities shall be offensive or objectionable at the <i>boundary</i> with any adjacent <i>sites</i>. 3. <i>Buildings</i> and <i>structures</i> must be designed and located to screen the facility from public <i>roads</i> and dwellings on adjacent <i>subject sites</i>. 4. <i>Subject sites</i> must have adequate effluent disposal systems to dispose of <i>animal wastes</i> from <i>intensive farming</i>. <p>Note: Any <i>discharge</i> to <i>land</i>, air or <i>waterbodies</i> may require a <i>resource consent</i> from the Wellington Regional Council. Applicants should contact the Regional Council to confirm whether or not a consent is required.</p>	<ol style="list-style-type: none"> 1. Noise <i>effects</i>. 2. Transport <i>effects</i>. 3. <i>Nuisance effects</i>. 4. Bulk and location of <i>buildings</i> (excluding <i>minor buildings</i>) bulk and location. 5. Cumulative <i>effects</i>. 6. Visual, character and amenity <i>effects</i>. 7. <i>Effects</i> on <i>natural character</i> in the <i>coastal environment</i>.
RLZ-R10	<i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Natural Environment Appendix 1	

Restricted Discretionary Activity	Standards	Matters of Discretion
RLZ-R11	Any activity listed as a <i>restricted discretionary activity</i> in this chapter that does not comply with one or more of the associated standards.	
Discretionary Activity		
RLZ-R12	New <i>roadside stalls/retail outlets</i> fronting <i>State Highway 1</i> or <i>roads</i> where traffic volumes exceed 10,000 <i>vpd</i> .	
Non-Complying Activity		
RLZ-R13	<i>Commercial helicopter operations.</i>	
Non-Complying Activity		
RLZ-R14	Second or subsequent <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential accommodation</i>) units on any <i>allotment</i> . <i>Measurement Criteria</i> The number of <i>residential units</i> must be determined using the <i>residential unit measurement criteria</i> .	
Non-		

Complying Activity	
RLZ-R15	<p><i>Industrial, retail or commercial activities</i> in all Rural Zones which are not:</p> <ul style="list-style-type: none"> a. a <i>home business, home craft occupations, homestay</i> or an <i>ancillary activity</i> to a <i>primary production activity on the subject site</i>; or b. an <i>extractive industry</i> on the site. <p><u>Qualifying criteria</u> apply to <i>home businesses</i> and <i>home craft occupations</i>. Refer to RLZ-R5.</p>
Non-Complying Activity	
RLZ-R16	<p><i>Intensive farming</i> in the Water Collection Areas – (Waitohu, Waikanae and Smith’s Creek) as shown on the District Plan Maps.</p>
Non-Complying Activity	