RLZ — Rural Lifestyle Zone

The Rural Lifestyle Zone covers areas of Lower Hutt that are primarily used for a mix of small-scale rural activities and low-density residential development in a semi-rural setting. This includes areas in Moores Valley, the Western Hills, and Wainuiomata.

Properties in the Rural Lifestyle Zone are generally smaller than those in the General Rural Zone and larger than in the Large Lot Residential Zone. The density of residential development within the zone is partly due to the lack of infrastructure that would support more dense development, with development often needing to be serviced through on-site facilities, such as on-site wastewater disposal and water collection.

In addition to rural and residential activities, sites within the zone can also be used for other activities that support the community within the zone and surrounding area, as well as activities that either require or benefit from a rural location or location with a low level of development.

Built development within the zone is primarily the development necessary to support rural activities and development, and low-density residential activities, as well as infrastructure with a functional or operational need to be in a location within the zone.

While this chapter includes the core objectives, policies, and rules that apply to the Rural Lifestyle Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Quarry Zone Protection Overlay

To address the potential for reverse sensitivity effects on quarrying activities within the Quarry Zone from new land use within the rural area near the Quarry Zone, the District Plan identifies the rural areas through the Quarry Zone Protection Overlay, and includes specific objectives, policies, and rules to manage new land use in the identified area. This includes objectives, policies and rules in both the General Rural Zone and Rural Lifestyle Zone chapters.

These objectives, policies, and rules are additional to the other objectives, policies, and rules for the zones.

Objectives

RLZ-O1	Purpose and character of the zone
The Rural Lifestyle Zone consists of areas with a low level of built development that provides opportunities for small-scale rural activities, low-density residential development, and other activities that either support or are compatible with the mixed rural and residential character of the zone.	

RLZ-O2	Activities in the zone
The Rural Lifestyle Zone: a. Predominantly provides for: i. Small-scale rural activities, and ii. Low-density residential development. b. Provides for other activities that: i. Maintain the mixed rural and residential character of the zone, ii. Are compatible with the rural activities and low-density residential development within the zone and adjoining areas in the General Rural Zone, iii. Are compatible with the residential activities within adjoining areas in Residential Zones, and iv. Either support the community within the zone and surrounding area or have and operational need or functional need to be in a rural, low-density location.	

RLZ-O3	Built character
Built development within the Rural Lifestyle Zone either provides for small-scale rural activities and low-density residential development or is compatible with the provision of small-rural activities and residential activities within the zone.	

RLZ-O4	Adverse effects
Adverse effects of activities and development are effectively managed within the zone and at interfaces with Residential Zones and the General Rural Zone.	

RLZ-O5	Infrastructure
Development in the Rural Lifestyle Zone is either adequately serviced and supported by infrastructure or is supported by on-site facilities, such as on-site wastewater disposal and water collection.	

Objective — Quarry Zone Protection Overlay

RLZ-QZPO-O1	Protection of the quarrying activities in the Quarry Zone
This objective is additional within the Quarry Zone Protection Overlay.	
New activities and development in the Rural Lifestyle Zone do not restrict quarrying activities in the Quarry Zone.	

Policies

RLZ-P1	Enabled activities
Enable small-scale rural activities and low-density residential development in the Rural Lifestyle Zone as the predominant activities for the zone.	

RLZ-P2	Compatible activities

1. Provide for activities in the Rural Lifestyle Zone that:
    a. Are compatible with the rural activities and residential development within the zone and adjoining rural and residential zones, and
    b. Either:
        i. That support the rural activities and community within the zone and surrounding area, and
        ii. Have an operational or functional need to be in a rural, low-density location.
2. Potentially compatible activities include, but are not limited to:
    a. Commercial activities, Child care services, Health care activities and Community facilities that serve the community within the zone and the surrounding area,
    b. Retail of goods grown and produced on the site or in the surrounding area,
    c. Educational facilities,
    d. Visitor accommodation, and
    e. Boarding of domestic pets.

RLZ-P3	Potentially incompatible activities

1. Only allow potentially incompatible activities in the Rural Lifestyle Zone where they:
    a. Maintain or enhance the character and amenity values of the surrounding area,
    b. Are compatible with the character of adjoining residential zones, including through managing the effects of new built development and noise-generating activities,
    c. Are compatible with the character of adjoining rural zones, including through managing reverse sensitivity effects on existing rural activities, and
    d. Have a functional or operational need to be in that location.
2. Potentially incompatible activities include, but are not limited to:
    a. Intensive indoor primary production,
    b. Industrial activities,
    c. Quarrying activities, and
    d. Landfills and cleanfills.

RLZ-P4	Built development

Built development in the Rural Lifestyle Zones is managed to:

a. Maintain the low-density, rural-residential character of the zone, including through managing the scale and location of buildings and allotment sizes,
b. Ensure low-density residential development, small-scale rural activities, and compatible activities are provided for, and
c. Ensure adequate privacy and access to daylight for residential activities and other sensitive activities on adjacent sites.

RLZ-P5	Infrastructure
Recognise that infrastructure in rural areas, including in the Rural Lifestyle Zone, may only be able to support a low level of land use and intensification without significant investment and improvement, and new development may need to be serviced through on-site facilities such as on-site wastewater disposal and water collection.	

Policies — Quarry Zone Protection Overlay

RLZ-QZPO-P1	Activities in the Quarry Zone Protection Overlay

This policy is additional within the Quarry Zone Protection Overlay.
Only allow activities in the Quarry Zone Protection Overlay where they do not increase reverse sensitive effects on quarrying activities within the Quarry Zone.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

Buildings and structures

RLZ-R1	Repair and maintenance of buildings and structures
1. **Activity status:** Permitted	

RLZ-R2	Demolition or removal of buildings and structures
1. **Activity status:** Permitted	

RLZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures
1. **Activity status:** Permitted Where: a. Compliance is achieved with: i. RLZ-S1: Gross floor area. ii. RLZ-S2: Building height. iii. RLZ-S3: Setbacks.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with RLZ-R3.1a. **Matters of discretion are restricted to:** 1. The matters of discretion for any infringed standard.	

Land use activities

RLZ-R4	Piggeries
1. **Activity status:** Permitted Where: a. All grazing and shelter areas are at least 50m from any residential unit on the site in which the activity occurs and from all site boundaries, b. There are no more than five adult pigs (defined as one year or older) at the piggery at any one time, and c. Structures and fencing are provided to prevent pigs escaping from their grazing and shelter areas.	
2. **Activity status:** Discretionary activity Where: a. Compliance is not achieved with RLZ-R5.1.	

RLZ-R5	Rural activities not otherwise provided for
1. **Activity status:** Permitted	

RLZ-R6	Residential activities
1. **Activity status:** Permitted Where: a. There are no more than two residential units on the site, b. One of the residential units is a minor residential unit, and c. The gross floor area of the minor residential unit does not exceed 80m^2.	
2. **Activity status:** Restricted discretionary	

Where:
a. Compliance is not achieved with RLZ-R6.1.

Matters of discretion are restricted to:
1. Effects on the amenity values and character of the surrounding area.

RLZ-R7	Papakāinga

1. **Activity status:** Restricted discretionary

Where:
a. Unless associated with a rural activity, non-residential activities associated with the papakāinga do not include:
   i. The repair, alteration, restoration, or maintenance of motor vehicles, or
   ii. The use of heavy vehicles, or
   iii. Any drive-through activity.
b. Unless associated with a rural activity, the hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of:
   i. 8.00am to 7.00pm Monday to Friday, and
   ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.
c. Retail activities are limited to:
   i. Goods produced on the site, or
   ii. Goods retailed online and not resulting in customer visits to the site, or
   iii. Goods ancillary to a service provided by the papakāinga.
d. The total gross floor area of non-residential activities is no more than 200m² (excluding buildings associated with rural activities).
e. There are no more than 10 residential units within the papakāinga.

Matters of discretion are restricted to:
1. Effects on the amenity values and character of the surrounding area.
2. Whether the development is adequately serviced and supported by existing or planned infrastructure and the transport network, and if not, the extent to which on-site solutions are sufficient to support the development.
3. Reverse sensitivity effects on rural activities.
4. The matters in the policies of the Papakāinga chapter.

2. **Activity status:** Discretionary

RLZ-R8	Home businesses not otherwise provided for

1. **Activity status:** Permitted

Where:
a. At least one person employed by the home business lives permanently on-site,
b. No more than four people may work on-site at the home business at any one time,
c. Retail activities are limited to:
   i. Goods produced on the site, or
   ii. Goods retailed online and not resulting in customer visits to the site, or
   iii. Goods ancillary to a service provided by the home business.
d. The home business does not include the repair, alteration, restoration, or maintenance of motor vehicles,
e. The home business does not involve the use of heavy vehicles, other than for deliveries, and
f. The hours of operation for visitors, customers, clients, deliveries, and pickups to the home business are not outside the hours of:
   i. 8.00am to 7.00pm Monday to Friday, and
   ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with RLZ-R8.1.

Matters of discretion are restricted to:
1. Effects on the amenity values and character of the surrounding area.
2. Effects on the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on amenity values of the surrounding area.

RLZ-R9	Conservation activities

1. **Activity status:** Permitted	
RLZ-R10	**Public and community gardens**
1. **Activity status:** Permitted	
RLZ-R11	**Recreation activities not otherwise provided for**
1. **Activity status:** Permitted Where: a. Motorised recreation activity is only for the enjoyment of residents of the site and their visitors, and b. Participation in the activity does not incur a fee, including any associated membership fee.	
2. **Activity status:** Discretionary Where: a. Compliance is not achieved with RLZ-R10.1.	
RLZ-R12	**Visitor accommodation**
1. **Activity status:** Permitted Where: a. The maximum number of staff and residents onsite is limited to 10 persons at any one time.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with RLZ-R11.1a. **Matters of discretion are restricted to:** 1. Effects on the amenity values and character of the surrounding area.	
RLZ-R13	**Rural industries**
1. **Activity status:** Discretionary	
RLZ-R14	**Retirement villages**
1. **Activity status:** Discretionary	
RLZ-R15	**Community facilities**
1. **Activity status:** Discretionary	
RLZ-R16	**Educational facilities**
1. **Activity status:** Discretionary	
RLZ-R17	**Emergency service facilities**
1. **Activity status:** Discretionary	
RLZ-R18	**Boarding of domestic pets**
1. **Activity status:** Discretionary	
RLZ-R19	**Activities not otherwise provided for**
1. **Activity status:** Discretionary	
RLZ-R20	**Intensive indoor primary production**
1. **Activity status:** Non-complying	
RLZ-R21	**Industrial activities**
1. **Activity status:** Non-complying	

Rules — Quarry Zone Protection Overlay

RLZ-QZPO-R1	**Construction of new residential units in the Quarry Zone Protection Overlay**
This rule is additional within the Quarry Zone Protection Overlay.	

1. **Activity status:** Restricted discretionary
   Matters of discretion are restricted to:
   1. Reverse sensitivity effects on quarrying activities in the Quarry Zone.

   Public notification is precluded for applications under this rule.

RLZ-QZPO-R2	Residential activities in the Quarry Zone Protection Overlay
This rule is additional within the Quarry Zone Protection Overlay.	

1. **Activity status:** Restricted discretionary
   Matters of discretion are restricted to:
   1. Reverse sensitivity effects on quarrying activities in the Quarry Zone.

   Public notification is precluded for applications under this rule.

RLZ-QZPO-R3	Visitor accommodation in the Quarry Zone Protection Overlay
This rule is additional within the Quarry Zone Protection Overlay.	

1. **Activity status:** Restricted discretionary
   Matters of discretion are restricted to:
   1. Reverse sensitivity effects on quarrying activities in the Quarry Zone.

   Public notification is precluded for applications under this rule.

Standards

RLZ-S1	Gross floor area

Gross floor area must not exceed:
1. A combined total of 400m^2 for all residential buildings and structures on the site, and
2. A combined total of 800m^2 for all buildings and structures on the site.

Matters of discretion if the standard is breached:
1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the additional gross floor area is necessary to provide for the functional needs and operational needs of activities on the site.
4. Any positive effects that can only be achieved through non-compliance with the standard.

RLZ-S2	Building height

1. Buildings and structures must not exceed 11 metres in height above ground level.

Matters of discretion if the standard is breached:
1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether topographical or other site constraints make compliance with the standard impractical.
4. Whether the additional building height is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

RLZ-S3	Setbacks

1. Buildings and structures, excluding accessory buildings, must be set back at least 10m from any boundary,
2. Accessory buildings must be set back at least 5 metres from any property boundary.

This standard does not apply to fences less than 2 metres in height above ground level.
For front boundaries, this standard does not apply to structures less than 2 metres in height above ground level.

Matters of discretion if the standard is breached:
1. Effects on the character and amenity values of the surrounding area, including dominance, privacy, and shading effects on adjoining sites.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. Whether the reduced setback is necessary to provide for the functional needs and operational needs of activities on the site.
4. Any positive effects that can only be achieved through non-compliance with the standard.