RLZ – Rural Lifestyle Zone

The purpose of the Rural Lifestyle Zone is to provide an area for rural lifestyle living, while allowing for the nearby Rural Zone's continued function as a productive working zone that is not compromised by ad hoc or sporadic rural lifestyle activities.

The Rural Lifestyle Zone comprises areas identified within the outer edges of Masterton where there is a higher concentration of rural living facilitated through smaller allotment sizes or where there is capacity to accommodate new rural living opportunities. In addition, this land is not suited to conventional residential subdivision because of the absence or limited accessibility of reticulated services. Also, some of this land may have physical limitations to more intensive development such as on-*site* servicing, topography, ground conditions, instability, or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.

Subdivision, use, and development in the Zone is expected to provide a transition from residential areas to the other rural zones, while retaining a sense of spaciousness and prevailing rural character. This reflects the use of land and *buildings* for *residential activities* and small-scale rural production activities in a rural setting. For this reason, rural lifestyle character and amenity are managed through density and the consideration of *building* locations at the time of subdivision, in addition to the use of *building* setback controls from boundaries. Rural activities and home businesses and activities that are complementary to the rural activities of the *site* are provided for.

Rural lifestyle areas, being close to urban areas, can attract other activities that are not appropriate including: general residential living at urban densities, stand-alone retail or commercial activities, and industrial activities. Such activities are discouraged from the Rural Lifestyle Zone as they can reduce rural character and amenity, and lead to reverse sensitivity and cumulative adverse effects. They also erode the use and function of the Town Centre, Neighbourhood Centre, Residential, Mixed Use, and Industrial Zones.

Objectives

RLZ-O1	Purpose of the Rural Lifestyle Zone
The Rural Lifestyle Zone is used primarily for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone, while still providing for *primary production* to occur.	
RLZ-O2	**Character of the Rural Lifestyle Zone**
The predominant character of the Rural Lifestyle Zone is maintained, which include: a. low density residential living on rural lifestyle blocks, characterised by predominantly 1- to 2-storey *buildings* and high levels of on-*site* amenity, privacy, and large areas for landscape planting and small-scale *primary production* activities; b. a diversity of topography and land quality, including land without significant *primary production* values; and c. a general absence of urban *infrastructure.*	
RLZ-O3	**Enable compatible activities**
Residential activities, small scale *primary production* activities, and other activities that are compatible with the character and amenity values of the Rural Lifestyle Zone are provided for.	

Policies

RLZ-P1	Compatible activities
Enable *residential activities, primary production,* and other activities that are compatible with the purpose, character, and amenity values of the Rural Lifestyle Zone.	
RLZ-P2	**Incompatible activities**
Avoid activities that are incompatible with the purpose, function, and predominant character of the Rural Lifestyle Zone and/or activities that will result in: a. reverse sensitivity effects and/or conflict with permitted activities in the Rural Lifestyle Zone and adjacent zones; b. the establishment of *commercial, rural industry,* or *industrial activities* in the Rural Lifestyle Zone that are more appropriately located in the Commercial and Mixed Use Zones, General Rural Zone, or General Industrial Zone;	

c. urbanisation of the Rural Lifestyle Zone as a consequence of residential development; or

d. adverse effects, which cannot be avoided, remedied, or mitigated, on:

   i. residential activities or *primary production* activities; and
   ii. rural lifestyle character and amenity values.

RLZ-P3	**Rural lifestyle character**

Provide for subdivision, use, and development that supports the purpose, character, and amenity of the Rural Lifestyle Zone, by:

a. maintaining low density of single detached *residential unit* on a *site*, maintaining larger rural lifestyle lot sizes, and providing for high quality and spacious on-*site* amenity;

b. maintaining *building height* and form that achieves the planned built character of predominantly 1- to 2- storey *residential units, buildings,* and *structures* within a spacious rural lifestyle setting;

c. *building height,* bulk, and location maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjacent *sites*;

d. *buildings* are setback from road and side boundaries to maintain the spacious landscape character of the area;

e. ensure allotments are of large enough size to:

   i. be self-sufficient in the provision of on-*site* water supply, wastewater, and stormwater disposal;
   ii. be in keeping with the spacious landscape character of the area;
   iii. not exacerbate any physical limitations such as land instability; and
   iv. provide for setbacks from *primary production* activities; and

f. avoiding, remedying, or mitigating *reverse sensitivity* effects.

RLZ-P4	**Relocatable buildings**

Provide for relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

a. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following building relocation;

b. Ensuring that *relocatable buildings* have the same use as what they were previously designed, built, and used for;

c. Requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and

d. Maintaining and enhancing amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.

Rules

RLZ-R1	***Buildings* and *structures*, including construction, additions, and alterations**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. RLZ-S1; ii. RLZ-S2; and iii. RLZ-S3.
	2. Activity status: **Restricted discretionary** Where: a. Where compliance is not achieved with RLZ-R1(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.

RLZ-R2	**Demolition of *buildings* and *structures***
	1. Activity status: **Permitted** Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.

RLZ-R3	***Relocatable buildings* (excluding any building that is not to be used as a *residential unit*)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; iv. GRUZ-S6; and v. GRUZ-S8.

	2. Activity status: **Restricted discretionary** Where: a. Where compliance is not achieved with RLZ-R3(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.

RLZ-R4	***Residential activities***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. RLZ-S4; and ii. RLZ-S5.
	2. Activity status: **Discretionary** Where: a. Compliance is not achieved with RLZ-R4(1).

RLZ-R5	***Primary production*, excluding *quarrying activities, intensive primary production*, and *rural industry***
	1. Activity status: **Permitted**

RLZ-R6	***Conservation activities***
	1. Activity status: **Permitted**

RLZ-R7	***Rural produce retail***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. RLZ-S1. ii. RLZ-S2; iii. RLZ-S3; and

		iv. RLZ-S7. b. There is no more than one *building* or *structure* used for the *rural produce retail* activity per *site*.
		2. Activity status: **Discretionary** Where: a. Compliance is not achieved with RLZ-R7(1).

RLZ-R8		***Shelterbelts* and *small woodlots***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. RLZ-S7.
		2. Activity status: **Discretionary** Where: a. Compliance is not achieved with RLZ-R8(1).

RLZ-R9		***Home business***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. RLZ-S1; ii. RLZ-S2; iii. RLZ-S3; iv. RLZ-S4; and v. RLZ-S5; b. No more than 50m^2 of total *gross floor area* of all *buildings* on a *site* is used for the *home business*; c. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and d. No outdoor storage of goods and materials.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with RLZ-R9(1).

	Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. Whether the activity is compatible with the character of the surrounding neighbourhood. 3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects. 4. Effects on the safe, effective, and efficient functioning of the transport network, *site* access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 5. Whether the activity is appropriately located in the Rural Lifestyle Zone or other more appropriate zone.

RLZ-R10	***Papakāinga***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. RLZ-S1; ii. RLZ-S2; iii. RLZ-S3; iv. RLZ-S4; and v. RLZ-S5; b. The *gross floor area* of all *community facilities* does not exceed 200m^2 per *site*.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with RLZ-R10(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The adverse effects on the amenity values of nearby residential properties and public places, including privacy and cumulative effects of other nearby non-*residential activities.* 3. The extent to which the activity may adversely impact on traffic generation, road safety, parking, and access, including a safe pick up and drop off area. 4. The extent of impervious surfaces and landscaping.

	5. *Infrastructure* requirements.

RLZ-R11	**Emergency service facility**
	1. Activity status: **Restricted discretionary** Matters of discretion: 1. Whether the activity has an operational or functional need to locate in the Rural Lifestyle Zone; 2. The effects on the character and amenity of the Rural Lifestyle Zone; 3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation; and 4. Potential reverse sensitivity effects and any measures to avoid or mitigate those effects.

RLZ-R12	***Intensive primary production***
	1. Activity status: **Discretionary**

RLZ-R13	***Rural industry***
	1. Activity status: **Discretionary**

RLZ-R14	**Commercial boarding of cats, dogs, and other domestic pets**
	1. Activity status: **Discretionary**

RLZ-R15	***Quarrying activities***
	1. Activity status: **Non-complying**

RLZ-R16	***Mining activities***
	1. Activity status: **Non-complying**

RLZ-R17	***Commercial* and *industrial activities* not otherwise provided for**
	1. Activity status: **Non-complying**

RLZ-R18	**Any activity not otherwise provided for in this chapter**
	1. Activity status: **Discretionary**

Standards

RLZ-S1	**Maximum height**
1. The maximum height of any *building* or *structure* shall be 10m.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Visual dominance, shading, and loss of privacy for, *residential units* on adjacent *sites*. 3. Bulk and dominance of the *building* or *structure*. 4. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation. 5. Whether topographical or other *site* constraints make compliance with the standard impractical.
RLZ-S2	**Maximum *height in relation to boundary***
1. 3m *height* at the boundary with a 45˚ recession plane on all side and rear boundaries.	Matters of discretion: 1. The location, design, and appearance of the *building*. 2. Visual dominance, shading, and loss of privacy for, *residential units* on adjacent *sites*. 3. Bulk and dominance of the *building*.

	4. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation. 5. Whether topographical or other *site* constraints make compliance with the standard impractical.

RLZ-S3	**Minimum setbacks**
1. All *buildings* and *structures* must not be located within: a. 10m of any boundary; b. 25m of a *significant waterbody*; and c. 5m of any *surface waterbody*. 2. *Residential units* must also not be located within: a. 30m from another *residential unit*; and b. 20m from any other *building*. Exceptions to boundary setbacks: 3. Rainwater tanks with a diameter not exceeding 3.5m and *height* above *ground level* not exceeding 3m. 4. Up to two *accessory buildings* within the boundary setback, with a maximum *gross floor area* of 10m^2 each. Exceptions to other setbacks: 5. RLZ-S3(2)(b) does not apply to a garage from a *residential unit*. This standard RLZ-S3 does not apply to: 1. bridges and river crossings. 2. fences. 3. Water intake, pump shed, and any associated water conveyance *infrastructure*.	Matters of discretion: 1. The extent to which *building* design, siting, and external appearance adversely impacts on rural lifestyle character and amenity. 2. *Site* topography and orientation and whether the *building* can be more appropriately located to minimise adverse visual amenity effects or maintain, enhance, or restore indigenous biodiversity values. 3. 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 ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. 6. The extent to which the reduction in setback would impact on the future ability for road widening requirements. 7. Whether the setback may result in conflict and/or reverse sensitivity effects with other permitted activities occurring on adjacent properties.

RLZ-S4	**Number of *residential units***
1. A maximum of: a. one *residential unit* per *site*; and b. one minor *residential unit* that has a *gross floor area* of no more than 80m^2 per *site*.	Matters of discretion: 1. Whether the *residential unit(s*) have been designed to share a single vehicle access point and driveway. 2. The extent to which the *residential unit(s)* and vehicle access point design, siting, and external appearance adversely affects rural lifestyle character and amenity. 3. *Site* topography and orientation and whether the *residential unit(s)* and vehicle access point can be more appropriately located to minimise adverse visual amenity effects. 4. Effect on nearby properties, including outlook and privacy. 5. Whether the *residential unit(s)* and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values. 6. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. 7. The ability to service the activity including any demand on reticulated services where available.
RLZ-S5	**On-*site* services**
1. Wastewater and stormwater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to a septic tank or soakage field or an approved alternative means to dispose of wastewater in a sanitary manner in accordance with Section 5.2.6 of the	There are no matters of discretion for this standard.

Wellington Water Regional Standard for Water Services May 2019. 2. Any wastewater that is to be disposed to ground from any on-*site* servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater. 3. Where there is no connection with the Council's reticulated water supply, the *site* must have access to a self-sufficient potable water supply, which shall be in accordance with the Council's water policy. 4. Where a connection to Council's reticulated system is not available, an onsite firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
RLZ-S6	**Transport requirements for *rural produce retail***
Must comply with RTS 3: Guidelines for Establishing Rural Selling Places.	There are no matters of discretion for this standard.
RLZ-S7	**Shelterbelts and small woodlots**
Trees associated with *shelterbelts and small woodlots* must be setback or managed so that they maintain a minimum distance of their own *height* from any *residential unit* on an adjoining *site*, where the *building* exists at the time of planting.	There are no matters of discretion for this standard.
RLZ-S8	***Relocatable buildings***
1. Building Inspection Report a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and	Matters of discretion: 1. Whether the *building* is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate

b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and c. The *building* shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and d. All other work required to reinstate the exterior of any *relocatable building,* including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and e. The owner of the site on which the *relocatable building* is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed. 2. Previous Use a. Any *relocatable building* intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.	standard, and compatible with other *buildings* in the vicinity. 2. The requirement for any screening and landscape treatment. 3. The bulk, design and location of the building in relation to the requirements of the zone. 4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work. 5. The need for, and scale of, any performance bond to ensure timely completion of external reinstatement works, including: a. Whether external reinstatement works are required and the extent of those works; b. The risk that reinstatement works may not be completed within the required timeframe; c. The cost estimate for external reinstatement works identified in the building inspection report prepared in accordance with RLZ-S8(1)(b); d. The appropriate amount of any performance bond, which may be up to 125% of the estimated cost of the external reinstatement works; e. The form, timing, release, and refund of any performance bond.