

RLE.1

Rural Living Environment

Index

RLE.1 Rural Living Environment

RLE.1.1 Description and Expectations

RLE.1.2 Objectives

RLE.1.3 Policies

RLE.1.4 Guidance

RLE.2 Landuse

RLE.2.1 Eligibility Rules

RLE.2.2 Notification Rules

RLE.2.3 Discretionary Activities

RLE.3 Subdivision

RLE.3.1 Eligibility

RLE.3.2 Notification Rules

RLE.3.3 Controlled Activities

RLE.3.4 Non-Complying Activities

RLE.1.1 Description and Expectations

The Rural Living Environment (RLE) covers identified rural areas within the District that are mostly characterised by smaller site sizes, rural living activities and small scale farming.

The RLEs are generally characterised by:

- Existing low density and clustered rural living development including dwellings, landscaping/gardens and small scale rural production activities.
- Presence of some rural production activities and associated effects (such as odour, noise from machinery and livestock and such as barns, green houses and silos).
- Generally low levels of traffic, other than that associated with seasonal activities.
- A range of landscapes and a sense of spaciousness, with visual connections to the wider environment.
- Informal arrangement and design of roadways and structures, subservient to natural landform patterns.
- Presence of natural features including landforms, watercourses and indigenous vegetation.

The locations of RLEs are generally limited so as to contain potential adverse effects on rural amenity and productivity, particularly as they may adversely affect activities in the Rural Production Environment and key infrastructure corridors. Impacts on the local roading network have been considered in the selection of suitable areas for the RLE, and unsealed through roads have been avoided due to dust nuisance and the impacts on future road maintenance and seal extensions.

The RLE aims to support rural communities and their identification has specifically considered distance to social infrastructure such as schools and Rural Villages. Due to the locations of RLEs and the potential sizes of allotments it is uneconomic, unnecessary and unsustainable to provide reticulated services within the RLE. Onsite servicing is common throughout the Rural Area.

It is expected that the rural character of the RLE will be retained through careful siting of buildings and the provision of landscaping to maintain a sense of spaciousness, as well as enabling the continuation of some smaller scale rural land use activities. The effects from rural production activities will generally be limited in scale because of smaller site sizes and the requirement to comply with the environmental standards set out in the District Wide provisions. The ability to undertake non rural land use activities will be determined by the scale, nature and location of the activity.

RLE.1

Rural Living Environment

Subdivision is limited to that which, in general is in keeping with the average lot size of the existing environment of the RLE.

RLE.1.2 Objectives

1. Consolidate rural living development in appropriate locations where existing subdivision pattern reflects a rural living environment and adverse effects (including reverse sensitivity effects) can be avoided.
2. Provide for rural living opportunities while maintaining rural character and amenity.
3. That a variety of site sizes are provided to enable rural living, home occupations and some rural land use activities to occur.
4. Enable the establishment of non rural activities that are of an appropriate and compatible nature, scale and character to the RLEs.
5. New or extensions to RLE are managed to protect the viability of Rural Villages.

RLE.1.3 Policies

1. To enable rural living in the RLE while maintaining rural living character and amenity including:
 - a. Low levels of noise and lighting, particularly at night.
 - b. A high degree of privacy.
 - c. Ample access to daylight and sunlight.
 - d. Generally low levels of traffic, other than that associated with seasonal activities.
 - e. Presence of rural production activities and associated activities.
2. To ensure buildings are designed, constructed and located to minimise the need for significant earthworks, the loss of native vegetation and/or natural habitats.
3. To protect the rural living character and amenity by limiting commercial and industrial activities to those that are appropriate and compatible in nature, scale and character to the RLE and meet the stated Expectations for the RLE.
4. To maintain and enhance rural living character and amenity by limiting the establishment of activities that generate high levels of traffic movements or that are of a nature and scale that is incompatible with the character of the RLE.
5. To manage reverse sensitivity effects by avoiding the establishment of sensitive activities within close proximity to Mineral Extraction Activities and the Rural Production, Business and Strategic Rural Industry Environments.
6. To maintain rural amenity, privacy, open space and rural character by ensuring that all new buildings and rural land uses:
 - a. Are of a scale and character appropriate to the RLE; and
 - b. Are sited in a location sufficiently setback from site boundaries to enable privacy, the retention of open space and access to sunlight; and
 - c. Avoid adverse effects on ecological values, water quality, versatile soils, open space character, historic heritage values or landform.

RLE.1

Rural Living Environment

7. To manage the effects of stormwater runoff by utilising the principles of low impact design and ensuring that additional stormwater flows arising from proposed subdivision and development are managed so that they will not result in any increase in peak discharge rates.
8. To manage the effects of wastewater discharge by requiring site specific design and any other evidence or mitigation measures necessary to demonstrate that the effects of wastewater disposal can be adequately addressed.
9. To design any subdivision and locate associated development to avoid an urban form and character; to maintain and enhance rural living character and amenity; and protect and enhance environmental features by:
 - a. Designing subdivisions to respond to the topography and characteristics of the land being developed.
 - b. Requiring subdivisions to meet a minimum and average allotment size so that development does not result in uniform development patterns.
 - c. Identifying building platforms that respond to site topography and environmental characteristics.
 - d. Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring.
10. To avoid a uniform pattern of development at the minimum lot size and maintain at least an average lot size of 2ha across the Rural Living Environment by providing a single opportunity to subdivide titles created before 12 December 2018.

RLE.1.4 Guidance

1. The following shall form the basis for any resource consent application in the Rural Living Environment:
 - a. The objectives, policies and provisions for the Rural Area in the District Plan.
 - b. The objectives, policies and provisions for the Rural Living Environment.
 - c. The objectives, policies and provisions for Resource Areas in the District Plan.
 - d. The District Wide objectives, policies and provisions in the District Plan.
2. The rules of this chapter apply to any site or portion of a site mapped as RLE.

Landuse

RLE 2.1 Eligibility Rules

1. Industrial and commercial activities, intensive livestock farming and mineral extraction activities are non-complying activities in the RLE.
2. Any other activity not requiring consent as a discretionary or non-complying activity is a permitted activity.

RLE.2.2 Notification Rules

1. All landuse activities are subject to the notification tests of the RMA.

RLE.2.3 Discretionary Activities

1. Any sensitive activity (excluding non-habitable buildings) within:
 - a. 500m of:
 - i. The Mining Area of a Quarrying Resource Area
 - ii. A strategic Rural Industry Environment or a Business Environment
 - b. 20 m of the Rural Production Environment.
 - c. 50m of an unsealed through road.
 - d. 30m of plantation forestry.
 - e. 250m of:
 - i. Existing intensive livestock on a separate site
 - ii. An existing activity ancillary to farming or forestry on a separate site
 - iii. Fonterra Kauri Milk Processing Site SRIE – Ancillary Irrigation Farms
2. Construction of more than one residential unit per site.
3. Any place of assembly.
4. Any building:
 - a. That exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and the site boundary.
 - b. That exceeds a maximum height of 8m.
 - c. Within 10 metres of any road boundary or within 3m of any other boundary.
 - d. That results in site coverage exceeding 500m².
 - e. Within 27m of Mean High Water Springs, (excluding bridges, culverts and fences).
 - f. Within 27m of the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).
5. Impervious areas greater than 15% of the net site area.
6. Construction of minor residential units:
 - a. Resulting in more than one minor residential unit per site.
 - b. That has a separate access/driveway from the principal residential unit.

Landuse

7. Home occupations that:
 - a. Generate more than 20 traffic movements per day, per site.
 - b. Do not provide the following required parking spaces:
 - i. 1 in addition to that of the residential unit.
 - ii. Plus 1 per employee.
 - iii. Plus 1 in circumstances where clients visit the site.
 - c. In addition to the principal operator, have more than two other persons engaged in providing the activity.
 - d. Use more than 15% of the total GFA of all buildings on site.
 - e. Have a total signage area greater than 0.25m².
 - f. Have illuminated or moving signage.
8. Any health care facility.
9. Any Retirement Village.
10. The clearance of indigenous vegetation:
 - a. Exceeding 500m² per site within each 10 year period from 12 December 2018.
 - b. Within 20m of a water body.
 - c. With the exception of vegetation clearance associated with:
 - i. Routine maintenance within 7.5m of the eaves of existing buildings:
 - a) Including the removal of any tree where any part of the trunk is within the 7.5m distance.
 - b) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance.
 - ii. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established activities
 - iii. Pest plant removal and biosecurity works
 - iv. Vegetation removal for customary rights
 - v. Conservation planting, including planting for ecological restoration purposes.
11. Any crop support structure or artificial crop protection:
 - a. That exceeds a maximum height of 10m.
 - b. Within 1m of a site boundary.
 - c. Within 27m of mean high water springs (excluding bridge, culverts and fences).
 - d. Within 27, of the top of the bank of any river that has a width exceeding 2m (excluding bridges, culverts and fences).
12. Any farm quarry.

Note: Refer to RA.4.2 for Assessment of Discretionary Activities.

RLE.3

Subdivision

RLE 3.1 Eligibility

1. Subdivision of a minor residential unit from a residential unit is a prohibited activity.
2. Subdivision of a site where a minimum 100m² building area is located within 500m of a SRIE or a Mining Area of a QRA shall be a non-complying activity.
3. Subdivision that is not a controlled, non-complying or prohibited activity is a discretionary activity.

RLE.3.2 Notification Rules

1. All subdivision is subject to the notification tests of the RMA.

RLE.3.3 Controlled Activities

1. Subdivision where:
 - a. The proposed allotments are created from an allotment that existed on 12 December 2018.
 - b. The proposed allotments have an average size of not less than 2ha and a minimum size of 4000m².
 - c. Every proposed allotment can accommodate a minimum 100m² building area on which a sensitive activity can be built so that there is compliance as a permitted activity with the relevant rules in this Plan.

Note: Refer RA.4.1 for Matters Control is Reserved Over.

RLE.3.4 Non-Complying Activities

1. Subdivision where the average lot size is less than 1ha or any lot is less than 2000m².

Rural Living Environment

Revision and Sign-off Sheet

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