

# RURZ - 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, [livestock](#)<sup>1</sup>, [intensive primary production](#),<sup>2</sup> 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.](#)<sup>3</sup>

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.](#)<sup>4</sup>

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.

Objectives	
<b>RURZ-01</b>	<b>Rural Environment</b> An environment with a predominant land use character comprising primary production

<sup>1</sup> Clause 16 amendment. Rural Zones s42A report.

<sup>2</sup> NZ Pork [169.34]. Rural Zones s42A report.

<sup>3</sup> NZ Pork [169.34]. Rural Zones s42A report.

<sup>4</sup> Hort NZ [295.121]. Rural Zones s42A report.

	<p>activities and natural environment values, where rural openness dominates over built form, while recognising:</p> <ol style="list-style-type: none"> <li>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</li> <li>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.</li> </ol>
<b>RURZ-O2</b>	<p><b>Activities in Rural Zones</b> Rural Zones support primary production activities, activities which directly support primary production, and activities with a functional need to be located within Rural Zones.</p>
<b>Policies</b>	
<b>RURZ-P1</b>	<p><b><u>Amenity values and Rural character and amenity values</u></b></p> <ol style="list-style-type: none"> <li>1. <u>Recognise the contribution of amenity values to maintaining the character of the zones, and maintain amenity values in Rural Zones by: that rural character and amenity values vary across the Rural Zones resulting from the extent of established primary production activities and their relationship with natural and physical resources.</u></li> <li>2. <u>Recognise that the elements that characterise an area as rural, from which desired rural amenity is derived, include the predominance of:</u> <ol style="list-style-type: none"> <li>a. <u>a landscape dominated by openness and vegetation;</u></li> <li>b. <u>significant visual separation between residential buildings on neighbouring properties;</u></li> <li>c. <u>where appropriate, buildings integrated into a predominantly natural setting; and</u></li> <li>d. <u>natural character elements of waterways, water bodies, indigenous vegetation and natural landforms, including the coastal environment where relevant.</u><sup>5</sup></li> </ol> <ol style="list-style-type: none"> <li>1. <del>requiring separation between buildings on adjoining properties to maintain privacy and a sense of openness;</del></li> <li>2. <del>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:</del> <ol style="list-style-type: none"> <li>a. <del>there may be seasonal, short term or intermittent odour, noise, dust, traffic and outdoor lighting effects; and</del></li> <li>b. <del>large buildings may have a functional need.</del><sup>6</sup></li> </ol> </li> </ol> </li> <li>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.</li> </ol>
<b>RURZ-P2</b>	<p><b>Rural land</b> 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:</p> <ol style="list-style-type: none"> <li>1. <u>providing enabling</u><sup>7</sup> <del>for</del> primary production activities;</li> </ol>

<sup>5</sup> Fulton Hogan [41.43]. Rural Zones Reply Report.

<sup>6</sup> Fulton Hogan [41.43]. Rural Zones Reply Report.

	<ol style="list-style-type: none"> <li>2. <del>providing enabling</del><sup>8</sup> for those activities that directly support primary production, or those activities with a functional need to be located within Rural Zones, where:             <ol style="list-style-type: none"> <li>a. adverse effects on soil and highly productive land are minimised;</li> <li>b. the amenity values and character of Rural Zones are maintained; and</li> <li>c. to the extent practicable, adverse effects are internalised within the site where an activity is being undertaken.</li> </ol> </li> <li>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.</li> </ol>
<b>RURZ-P3</b>	<p><b>Local support activities</b>            Activities that directly support the health, safety and well-being of people living within the rural community are provided for in circumstances where they:</p> <ol style="list-style-type: none"> <li>1. will not limit or constrain the operation of primary production activities or result in adverse effects on sensitive activities;</li> <li>2. have a design, scale, intensity, and built form consistent with the character and amenity values of the zone;</li> <li>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</li> <li>4. to the extent practicable, internalises any adverse effects of the activity within the site.</li> </ol>
<b>RURZ-P4</b>	<p><b>Conservation activities</b>            Enable conservation activities, including soil conservation and pest control, throughout Rural Zones.</p>
<b>RURZ-P5</b>	<p><b>Minor residential units</b>            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.</p>
<b>RURZ-P6</b>	<p><b>Industrial activity</b>            In relation to industrial activity:</p> <ol style="list-style-type: none"> <li>1. provide for rural industry where the scale of the activity is compatible with the character and amenity values of the rural zone;</li> <li>2. limit the establishment of industrial activity (other than rural industry) to circumstances where:             <ol style="list-style-type: none"> <li>a. there is no reasonable and available site for the activity within any Industrial Zones;</li> <li>b. amenity values and character of the Rural Zones can be maintained;</li> <li>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</li> <li>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.</li> </ol> </li> <li>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;</li> <li>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</li> </ol>

<sup>7</sup> Hort NZ [295.125]. Rural Zones s42A report

<sup>8</sup> Hort NZ [295.125]. Rural Zones s42A report

	<p>order to recognise their existing environmental effects; and</p> <p>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.</p>
<p><b>RURZ-P7</b></p>	<p><b>Retail activities</b> In relation to retail activity:</p> <ol style="list-style-type: none"> <li>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:             <ol style="list-style-type: none"> <li>a. to the extent practicable adverse effects of the activity are internalised within the site; and</li> <li>b. amenity values and the character of Rural Zones are maintained; and</li> <li>c. <u>adverse effects on the safe and efficient functioning of the transport system are avoided or mitigated.</u><sup>9</sup></li> </ol> </li> <li>2. the expansion of any existing retail activity shall:             <ol style="list-style-type: none"> <li>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;</li> <li>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</li> <li>c. not be of a scale that will result in adverse distribution effects on any commercial centre.</li> </ol> </li> </ol>
<p><b>RURZ-P8</b></p>	<p><b>Reverse sensitivity</b> Minimise the potential for reverse sensitivity effects by:</p> <ol style="list-style-type: none"> <li>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, <u>heavy industrial zones</u><sup>10</sup> and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities;</li> <li>2. managing the establishment of new sensitive activities near other primary production activities;</li> <li><del>3. ensuring adequate separation distances between existing sensitive activities and new intensive indoor primary production activities, intensive outdoor primary production activities, quarrying activities, mining and rural industry; and</del></li> <li><del>4. avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban environments where the amenity values of urban environments would be diminished.</del><sup>11</sup></li> </ol>
<p><b><u>RURZ-P9</u></b></p>	<p><b><u>Direct Effects</u></b> <u>Minimise the potential for adverse effects from the establishment of new activities near existing sensitive activities by:</u></p> <ol style="list-style-type: none"> <li>1. <u>Ensuring adequate separation distances between existing sensitive activities and new intensive primary production activities, quarrying activities, mining, heavy industrial zones and rural industry; and</u></li> <li>2. <u>Avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban areas where the amenity values of urban area</u><sup>12</sup><u>s would be diminished.</u><sup>13</sup></li> </ol>

<sup>9</sup> Waka Kotahi NZ Transport Agency [275.76]. Wrap Up Reply Report.

<sup>10</sup> Daiken NZ Ltd [145.29]. Rural Zones s42A report.

<sup>11</sup> Fulton Hogan [41.45]. Rural Zones Reply Report.

<sup>12</sup> Consequential amendment associated with removal of 'urban environment' definition.

---

<sup>13</sup> Fulton Hogan [41.45]. Rural Zones Reply Report.