

7 Rural Zones

This Chapter primarily implements three objectives. These are Objectives 2.6 Rural Productivity, 2.3 Development Management and 2.11 Character and Amenity (set out in Chapter 2). The following objectives are also relevant to resource management issues in the Rural Zones:

- 2.1 Tāngata whenua
- 2.9 Landscapes
- 2.10 Contaminated Land
- 2.15 Economic Vitality

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 zones, including the Future Urban Development Zone, which are based upon their individual characteristics and anticipated uses. The following descriptions outline these distinct characteristics and the anticipated environmental outcomes for each 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 Dunes Zone

The Rural Dunes Zone comprises the sand country, including consolidated sand dunes, interdune sandplains and *wetlands*. It is characterised by undulating topography with slopes of up to 25 degrees and is exposed to salt laden winds. The dune area is generally unsuitable for horticulture and intensive agriculture. Land use and *development* in the Rural Dunes Zone are anticipated to be carried out in a manner that retains the sensitive landscape and ecological character of the area, including *wetlands*.

The *natural character* of the zone can be adversely affected by the presence of highly visible *development* and changes to dune landforms which cause disturbance to the natural contours and any significant cultural and ecological features of the area. The overall density of *development* should be very low so as to retain the area's sense of openness. However, where multiple *buildings* are proposed for a given location within the zone, *clustering* may be an appropriate response to mitigate the built impact.

Rural Plains Zone

The Rural Plains are generally flat, and consist of alluvial plains, terraces and valley floors. The land has many of the attributes required for food production and supports a range of horticultural and agricultural activities dependent on these attributes. Underground water supplies are vulnerable to disposal of effluent resulting from intensive *development* and *farming* practices, and the area's open character is vulnerable to pressures for more *subdivision* and *development*. To enable the land and its attributes to

be used for agriculture and horticulture, retain its rural character, and ensure groundwater is not contaminated by on-site sewage systems, it is important to retain large *lot* sizes and to locate any new *development* in areas which have the least impact on the *productive potential* of land in the plains.

Rural Hills Zone

The Rural Hills comprise the foothills of the Tararua ranges and downlands. The varied topography includes very steep land, and areas of flat to rolling land (e.g. on terraces in parts of the Ngatiawa Valley and Reikorangi Basin). In its higher elevations, it contains some of the most visible landforms in the District. Some parts of the Rural Hills are unsuitable for the building of dwellings due to topography and ground conditions. *Subdivision* and *development* in this area should be undertaken in a manner which is sympathetic to the landscape character and visual amenity of the area.

Rural Residential Zone

The Rural Residential 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.

Rural Eco-Hamlet Zone

The Rural Eco-Hamlet Zone comprises the land adjacent to identified urban growth areas at Waikanae North and Ōtaki (which include consolidated sand dunes, interdune sandplains and *wetlands*) and shares similar physical characteristics with the Rural Dunes Zone. Land use and *development* in the Rural Eco-Hamlet Zone are anticipated to be carried out in a manner that enhances the carrying capacity of the area in terms of *primary production activities* or ecological restoration, and recognises the sensitive landscape and ecological character of the area. The sandy soils of the dunes filter stormwater and effluent easily, making these areas more suitable to accommodate denser *clustered development* in some areas with the interdune hollows and peaty soils retained as open balance *lots*. The intention is to provide a buffer or transition between the proposed urban area and the Rural Zones.

Development should entail minimal disturbance to the natural contours and any significant cultural and ecological features of the area. While some *development* is anticipated to be *clustered*, the overall density of *development* should be relatively low so as to retain the area's sense of openness.

Future Urban Development Zone

This *zone* is land identified for future urban growth south of the northern urban edges of Waikanae and Ōtaki. In Waikanae North this *zone* is limited to a small number of existing *lots* which are adjacent to land in the Ngarara Zone. In Ōtaki the *zone* lies between the northern boundary of the existing Residential Zone and the urban edge, south of the Ōtaki Rural Eco-Hamlet Zone. *Subdivision* in this *zone* is non-complying until a *structure plan* has been approved by way of a change to the District Plan, and appended to the District Plan, to enable comprehensive low impact urban *development*.

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, Coastal Environment, Hazard, and Heritage 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 *sites* in the Rural Zones, including a *household unit* and other potential *buildings* where they are *ancillary* to either the *residential* or *primary production activities* on the *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 materials.

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, 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 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.

7.1 Rural Zones Provisions

Introduction

The provisions of this Chapter relate to the District's Rural Zones; however the provisions of other chapters in the Plan may also be relevant, particularly Chapter 3: Natural Environment, Chapter 4: Coastal Environment, Chapter 9: Hazards, Chapter 10: Historic Heritage, Chapter 11: Infrastructure, Services and Associated Resource Use and Chapter 12: General Provisions, and must be considered in tandem with the provisions below where relevant.

7.1.1 Policies

Policy 7.1 – 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.

Policy 7.2 – 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.

Comment [MM1]: 16 - MY & SA Blackburne refer to seeking amendments to Chapter 7 policies relevant to subdivision to "facilitate subdivisions not meeting the minimum and average lot sizes. A flexible approach is appropriate."

Policy 7.3 – 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.

Comment [MM2]: 12 - Federated Farmers of New Zealand.

Policy 7.4 – Extractive Industries

To provide for extractive industries in a manner that recognises the social, economic and environmental benefits within the District from utilising mineral resources, whilst ensuring that significant adverse effects are remedied or mitigated as far as practicable.

Comment [SH3]: 18 - Winstone Aggregates - seek a new policy for extractive industries (or the replacement of Policy 7.4)

Policy 7.5 – 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.

Policy 7.6 – Management of Conflicting Uses

Manage the interface between activities on adjoining *properties* 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.

Policy 7.7 – 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.

Policy 7.8 – Growth Management

Avoid the use of land in the Rural Dunes, Rural Plains, Rural Eco-Hamlet and Rural Hills Zones for urban development or *rural residential development* where such a proposal would:

- a) compromise the use and *productive potential* of land for *primary production activities*;
- b) compromise the District's ability to maintain a consolidated urban form in *existing urban areas*;
- c) compromise the distinctiveness of existing settlements or reduce rural character values between and around settlements;
- d) adversely affect the vitality of the District's *Centre Zones*;
- e) make inefficient use of the *transport network*; or
- f) increase pressure for public services and *infrastructure* (including transport and community *infrastructure*) beyond existing capacity.

Comment [MM4]: 16 - MY & SA Blackburne refer to seeking amendments to Chapter 7 policies relevant to subdivision to "facilitate subdivisions not meeting the minimum and average lot sizes. A flexible approach is appropriate."

Policy 7.9 – 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 *carpark*; and
- d) the extent to which any proposed screening and *landscaping* successfully mitigates potential visual impacts of the activity.

Policy 7.10 – Household Units and Buildings

New *household units* and other *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 *household units* and *minor flats* to one of each per *site*, except where Development Incentive Guidelines are complied with;
- b) managing the location and scale of *buildings*; and
- c) recognising the operational requirements for *buildings* that are *ancillary* to *primary production activities*.

Policy 7.11 – Rural Residential Zone

Rural residential living will be provided for in identified locations zoned Rural Residential 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.

Comment [MM5]: 16 - MY & SA Blackburne refer to seeking amendments to Chapter 7 policies relevant to subdivision to "facilitate subdivisions not meeting the minimum and average lot sizes. A flexible approach is appropriate."

Policy 7.12 – Rural Dunes Zone

Subdivision, use and *development* in the Rural Dunes Zone will be undertaken in a manner which:

- a) supports the *primary production activity* focus of the Rural Zones while protecting the valued landforms and ecological character, including dunes and *wetlands* of the Rural Dunes Zone;
- b) retains an overall low density scale and intensity to retain an overall rural character;
- c) avoids activities, such as *industrial, commercial or retail activities* which are not *ancillary to primary production activities*;
- d) ensures sensitive areas and areas of visually sensitive *open space* in the Rural Dunes Zone are protected;
- e) *clusters development* in areas characterised by undulating topography where the *development* can be accommodated in a sensitive manner, with minimal disruption to natural landform;
- f) locates *buildings* and other *structures* in a way which avoids adverse visual and landform *effects* on dominant dune ridges;
- g) provides *sites* which are capable of accommodating a *primary residential building* which is not at *risk* from identified *natural hazards*; and
- h) encourages increases in biodiversity, water quality and energy efficiency.

Comment [MM6]: 16 - MY & SA Blackburne refer to seeking amendments to Chapter 7 policies relevant to subdivision to "facilitate subdivisions not meeting the minimum and average lot sizes. A flexible approach is appropriate."

Policy 7.13 – Rural Plains Zone

Subdivision, use and *development* in the Rural Plains Zone will be undertaken in a manner which:

- a) supports the *primary production activity* focus of the Rural Zones while protecting the openness and expansive character values of the Rural Plains Zone;
- b) avoids loss of the life sustaining and *productive potential* of the land resource;
- c) allows for *clustered development* in appropriate areas;
- d) retains an overall low density, vegetated character and minimal level of non-rural activity;
- e) provides *sites* which are capable of accommodating a *primary residential building* which is not at *risk* from identified *natural hazards*; and
- f) provides for buildings *ancillary to primary production activities*.

Comment [MM7]: 16 - MY & SA Blackburne refer to seeking amendments to Chapter 7 policies relevant to subdivision to "facilitate subdivisions not meeting the minimum and average lot sizes. A flexible approach is appropriate."

Policy 7.14 – Rural Hills Zone

Subdivision, use and *development* in the Rural Hills Zone will be undertaken in a manner which:

- a) supports the *primary production activity* focus of the Rural Zones;
- b) retains low overall *lot* density, and avoids, remedies or mitigates potential adverse *effects* arising from any proposed *subdivision* of land; and
- c) provides *sites* which are capable of accommodating a *primary residential building* which is not subject or likely to be subject to identified *natural hazards*.

Comment [MM8]: 16 - MY & SA Blackburne refer to seeking amendments to Chapter 7 policies relevant to subdivision to "facilitate subdivisions not meeting the minimum and average lot sizes. A flexible approach is appropriate."

Policy 7.15 – Rural-Eco Hamlet Zone

Subdivision, use and *development* in the Rural Eco-Hamlet Zone must be undertaken in accordance with *structure plans* approved by way of changes to the District Plan, and be consistent with the following principles:

- a) ensure that eco-hamlets and associated *buildings* are designed and located to minimise landform *modification*;
- b) *buildings*, *roads* and *structures* are located so that they minimise disturbance to the existing landforms and natural features including general contours and prominent landforms, areas of native bush, *wetlands*, streams and their margins;
- c) *buildings* are designed and oriented to maximise water and energy efficiency while ensuring public health is maintained;
- d) the use of *renewable electricity generation activities* is encouraged;
- e) *building design / building form* reflects local character;
- f) *open space* and rural character are protected and enhanced by maintaining an appropriate overall low density and ratio of *development* intensity to *open space*;
- g) consideration is given to minimising light pollution;
- h) the *productive potential* of rural land is maintained through the retention of larger balance area *lots*;
- i) any *development* is designed to create a sense of community and to provide a safe and accessible *environment* for pedestrians and cyclists;
- j) stormwater treatment and management systems are designed to integrate into the landscape to minimise storm-water runoff resulting from *development*;
- k) any *development* and *subdivision* ensures that individual *lots* are landscaped and planted in a manner that: reduces the visual bulk of *buildings*; integrates *buildings* into the landscape; provides shade and windbreaks; and maintains visual privacy;
- l) limits linear planting, including hedges and *shelter belts*, along *property boundaries*;
- m) maintains sufficient separation distance between vegetation and *regionally significant infrastructure*;
- n) any *development* maintains the ecological health of *waterbodies*, *wetlands* and aquatic habitats, and retains and enhances blue and green corridors (waterways and native bush areas) as a feature of the *zone*;
- o) *development* provides for walkable communities with generous provision for walking, cycling and horse riding trails, including non-motorised access along watercourses and *open space* areas; and
- p) *buildings* and *site* accesses are designed and built so that they are free from flooding. Design solutions must, where possible, use *soft engineering* to be consistent with Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.

Comment [MM9]: 16 - MY & SA Blackburne refer to seeking amendments to Chapter 7 policies relevant to subdivision to "facilitate subdivisions not meeting the minimum and average lot sizes. A flexible approach is appropriate."

Policy 7.16 – Ngarara Precinct

Ensure that *development* in the Ngarara Precinct enables connections to and integration with other land in the Rural Eco-Hamlet Zone, incorporates the principles outlined in Policy 7.15, is developed in accordance with the Ngarara Precinct Structure Plan (Appendix 7.2) and Ngarara Precinct Management Principles (Appendix 7.3) and is consistent with the following principles:

- a) efficient use is made of *infrastructure* and other services provided in conjunction with more concentrated rural living zones; and
- b) any *development* is designed to provide for a high degree of social and *amenity value* in the *Living Zones*, both within the *site(s)* and wider neighbourhood/community. The provision of affordable housing is encouraged.

Policy 7.17 – Future Urban Structure Plan Zones

In all areas shown as Future Urban Development Zones on the District Plan Maps, *subdivision* will be restricted to *boundary adjustments* to prevent unmanaged *development* occurring before a *structure plan* has been developed and accepted. Subsequent *subdivision*, use and *development* of these areas will then be undertaken in accordance with *structure plans* approved by way of a change to the District Plan.

Policy 7.18 – Maintaining Balance Lots

The *subdivision* of balance lots in the Rural Dunes and Rural *Eco-Hamlet Zones* will be avoided to ensure that there is:

- a) no increase in the net density of the area;
- b) no further compromise of the *productive potential* of the land; and
- c) retention of the open rural character of the area.

Comment [MM10]: 16 - MY & SA Blackburne refer to seeking amendments to Chapter 7 policies relevant to subdivision to "facilitate subdivisions not meeting the minimum and average lot sizes. A flexible approach is appropriate."

Policy 7.19 – Minor Subdivision

Minor *subdivision* will be provided for in the Rural Zones where the resulting *lot* arrangement does not result in any increase in the net density of the area, including increased residential *development* potential or, the potential for future additional *lots* and does not compromise *productive potential* of the land.

Policy 7.20 – Paraparaumu North Rural Precinct

Subdivision, use and *development* in the Paraparaumu North Rural Precinct will be undertaken in a manner and at a rate that:

- a) reinforces the Precinct's:
 - i. primary function as a gateway to Paraparaumu with a focus on the protection of *ecological sites* and maintenance or enhancement of *special amenity landscape* values; and
 - ii. allows a transitional rural density whereby natural bush and *wetlands* provide separation;
- b) maintains or enhances:
 - i. the safe, efficient function of the strategic transport network;
 - ii. the natural and surrounding rural character and amenity values of the area; and

Comment [MM11]: 16 - MY & SA Blackburne refer to seeking amendments to Chapter 7 policies relevant to subdivision to "facilitate subdivisions not meeting the minimum and average lot sizes. A flexible approach is appropriate."

- c) minimises adverse effects on *outstanding natural features and landscapes* which form a backdrop to this Precinct.

Policy 7.21 – Kāpiti and Outer Islands

Subdivision, use and development on Kāpiti Island and the outer islands will be undertaken in a manner and at a rate that:

- a) minimises adverse visual impact, including through:
 - i. use of building materials and colours which are sympathetic to the island's natural character and to its high visibility from the coast;
 - ii. the use of screening and landscaping;
 - iii. limiting the scale and duration of earthworks; and
 - iv. limiting building density;
- b) ensures any new land use activity will be self-sufficient (with respect to necessary servicing) and energy-efficient;
- c) protects Kāpiti Island's cultural, wildlife, ecological and heritage values; and
- d) supports Kāpiti Island's primary role as a nature reserve.

Policy 7.22 – Peka Peka North Rural-Residential Precinct

Subdivision, use and development in the 'Peka Peka North Rural-Residential Precinct' will be enabled in accordance with the *structure plan* (Rural Zones Appendix 7.1) where adverse effects of *development* can be avoided, remedied or mitigated for that area and can be integrated into the landscape through innovative design.

Comment [MM12]: 16 - MY & SA Blackburne refer to seeking amendments to Chapter 7 policies relevant to subdivision to "facilitate subdivisions not meeting the minimum and average lot sizes. A flexible approach is appropriate."

Policy 7.23 – Tourism

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*.

7.1.2 Rules and Standards

The rules and standards for all Rural zones are included in this section.

Introduction: Applicability of Rules in Tables 7A.1 – 7A.5

The rules in Tables 7A.1 – 7A.5 apply only to land and activities within the Rural Zones. There may be other rules within the District Plan that also apply to sites and activities within these zones. Section 1.1 in Chapter 1 sets out how to use the Plan and identify other rules that may also apply to a site or activity.

Comment [ET13]: 8 - Maypole Environmental Ltd in relation to the Ngarara Precinct. Seeks to add an exemption for Ngarara Precinct from the rules that relate to subdivision & development of Ngarara Farm.

Table 7A.1 Permitted Activities

The following activities are permitted activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other Chapters (unless otherwise specified).

Permitted Activities	Standards
1. Any activity which is not otherwise specified as a <i>Permitted, Controlled, Restricted Discretionary, Discretionary or Non-Complying activity</i> in the rules in Tables 7A.1-7A.5.	1. The activity complies with all <i>permitted activity</i> standards in Table 7A.1 Permitted Activities. Note: See Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>water body</i> standards, and Tables 11B.1 – 11B.5 in relation to water and stormwater rules for all <i>development</i> .
2. Pastoral and arable <i>farming, shelterbelts, outdoor (extensive) pig farming, horticulture, viticulture</i> and orchards in all Rural Zones. Note: See Chapters 3 Natural Environment, 4 Coastal Environment and 10 Historic Heritage for additional rules and standards applying to the planting of <i>shelterbelts</i> or <i>plantation forestry</i> within <i>ecological sites, outstanding</i>	1. <i>Shelterbelt</i> vegetation which will grow to a <i>height</i> of more than 6 metres must not be planted: a) within 10 metres of any <i>waterbody</i> whose bed 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>property</i> under separate ownership; c) within 10 metres of any legal <i>boundary</i> of any <i>lot</i> held under a separate Certificate of Title except where land within an adjoining <i>property</i> in close proximity to the legal <i>boundary</i> of the <i>lot</i> is in the same ownership; or d) within 10 metres of any <i>road boundary</i> .

Comment [IR14]: 12 – Federated Farmers of New Zealand.

Table 7A.1 Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other Chapters (unless otherwise specified).

Permitted Activities	Standards
<p><i>natural features and landscapes, geological features or historic heritage features.</i></p>	
<p>3. Buildings and <i>structures</i> in all Rural Zones except in the Paraparaumu North Rural Precinct: a) including <i>habitable buildings</i> and <i>accessory buildings</i> on any lot.</p> <p>Note: See Chapters 3 Natural Environment, 4 Coastal Environment and 10 Historic Heritage for additional rules and standards applying to <i>buildings</i> and <i>structures</i> within <i>ecological sites, outstanding natural features and landscapes, geological features or historic heritage features.</i></p>	<ol style="list-style-type: none"> 1. The maximum number of <i>residential buildings</i> on any <i>site</i> shall be one <i>household unit</i> and one <i>minor flat</i> (except on Kāpiti Island and the outer islands which have specific requirements). The maximum total floor area for a <i>sleep out</i> shall be 30m². 2. The maximum <i>height</i> from <i>original ground level</i> of any: <ol style="list-style-type: none"> a) <i>accessory farm building</i> shall be 10 metres b) <i>habitable building</i> shall be 8 metres c) <i>building</i> on Kāpiti Island where the maximum height shall be 8 metres; and d) <i>building</i> within the 'Peka Peka North Rural-Residential Precinct' where the maximum <i>height</i> shall be 4.5 metres except for <i>Lots 3, 4 and 8</i> where the maximum <i>height</i> is 5.5 metres. 3. No <i>buildings</i> within 500 metres of the inland edge of a <i>beach</i> shall be visible from <i>the beach</i> 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 <i>sensitive activities</i> shall be located within 300 metres of a <i>building</i> or enclosure containing a lawfully established <i>intensive farming activity</i>, or within 300 metres of a lawfully established <i>extractive industry</i>. 5. The minimum <i>yard</i> requirements for any <i>site</i> shall be: <ol style="list-style-type: none"> a) <i>front yard</i> <ol style="list-style-type: none"> i. all <i>buildings</i> must be set back at least 10 metres from a <i>road boundary</i>; and ii. intrusions of eaves up to 0.6 metres are excluded. b) <i>side and rear yards</i> <ol style="list-style-type: none"> i. all <i>buildings</i> (other than <i>intensive farming buildings</i>) must be set back at least 5 metres from a side or rear <i>yard boundary</i>; and ii. intrusions of eaves up to 0.6 metres are excluded. <p>Note: For <i>intensive farming</i> standards refer to the <i>Restricted Discretionary Activity Standards</i>.</p>

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The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other Chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>6. All parts of <i>buildings</i> must fit within a <i>height envelope</i> which is made up of recession planes which commence at a point 2.1 metres above the <i>original ground level</i> at the <i>property boundary</i> and inclines inwards at an angle of 45 degrees. (refer to definition of <i>height envelope</i> and diagrams in Chapter 1).</p> <p>The exception to this is that garages located in the side or rear <i>yard</i> up to 7 metres in length and not more than 2.4 metres in <i>height</i> may infringe the <i>height envelope</i>.</p>
<p>4. <i>Farm tracks</i> on private land for permitted <i>farming</i> activities on land in all Rural Zones.</p> <p>Note: See Chapters 3 Natural Environment, 4 Coastal Environment, Chapter 9 Hazards and Chapter 10 <i>Historic Heritage</i> for further rules and standards for <i>earthworks</i>, including <i>farm tracks</i>, within <i>ecological sites</i>, <i>outstanding natural features</i> and <i>landscapes</i>, <i>geological features</i>, <i>historic heritage</i> features, <i>flood hazard categories</i> and <i>areas of outstanding</i> or <i>areas of high natural character</i> that must be complied with.</p>	<p>1. <i>Farm tracks</i> must not exceed 6 metres in width and must be <i>ancillary</i> to permitted <i>farming</i> activities on the <i>site</i>.</p>
<p>5. <i>Home occupations</i> in all Rural Zones.</p>	<p>1. All <i>permitted activity</i> standards for <i>buildings</i>, traffic generation and environmental <i>nuisances</i> must be complied with.</p> <p>2. The floor area used (whether temporary or permanent) shall not exceed 40m².</p> <p>3. No more than one non-resident person shall be employed.</p> <p>4. No deliveries shall be made to the <i>site</i> between the hours of 7pm and 7am.</p>

Table 7A.1 Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other Chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>5. Retail activities:</p> <p>a) must only be <i>ancillary</i> to the primary <i>home occupation</i> activity;</p> <p>b) no goods on display shall be visible from outside the <i>buildings</i>; and</p> <p>c) total floor area used for <i>retailing</i> (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>
6. Activities on Kāpiti Island and off shore islands.	<p>1. Rubbish Disposal: Apart from matter that is biodegradable, all other <i>waste</i> material must be removed from the island.</p> <p>2. Fire Safety: A firefighting water supply method designed to protect human life and property on the island from fire is required. An operational high-delivery pump and hose (capable of reaching all dwellings) must be able to be connected either to seawater or to a fire water storage tank of minimum 4,500 litres capacity.</p> <p>3. Rodents/Mustelids/Animals: Adequate provision must be made to ensure rodents and mustelids are not able to gain access to the island. No <i>animals</i> are permitted except for <i>animals</i> used for wildlife management purposes, or authorised for release on the island by the Department of Conservation.</p> <p>4. Household units: A maximum of 16 <i>household units</i> is permitted to be located on Kāpiti Island and off-shore islands. They must be designed to not be visible from the <i>beach</i> and must be of <i>recessive</i> colours or materials. The <i>household units</i> must comply with all <i>permitted activity</i> standards for permitted buildings in Rule 7A.1.4 above.</p> <p>5. Buildings New <i>buildings</i> and <i>additions</i> must be located on land identified as an <i>area of high natural character</i>. No additional <i>buildings</i> shall be located on land identified as an <i>area of outstanding natural character</i>.</p>
7. Buildings and development in the Rural Eco-Hamlet zone including the	1. Development is consistent with the Structure Plan for the Waikanae North Eco-Hamlet zone (Rural Appendix 7.4) or Ōtaki North Eco-Hamlet Zone (Rural Appendix 7.5) or Ngarara Precinct (Rural Appendices 7.2 and 7.3).

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Table 7A.1 Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other Chapters (unless otherwise specified).

Permitted Activities	Standards
<p><i>Ngarara Precinct.</i></p>	<p><i>Development</i> must be located within the areas shown as suitable on the (Waikanae North (Appendix 7.4) and Ōtaki North (Appendix 7.5) <i>Structure Plans</i> and the defined areas in the Ngarara Precinct <i>Structure plan</i> (Appendix 7.2).</p> <ol style="list-style-type: none"> 2. <i>Roading infrastructure</i> and new and <i>relocatable buildings</i> or <i>structures</i> must be located: <ol style="list-style-type: none"> a) outside buffer areas adjoining <i>ecological sites</i>, streams, expressway and <i>transmission lines</i> as identified on the <i>structure plan</i>, except for <i>structures</i> associated with passive recreation and conservation activities; and b) outside the visually sensitive areas and visually sensitive ridgelines as identified on the <i>structure plans</i> (Appendices 7.2-7.5). 3. Individual <i>lots</i> must be landscaped and planted to: <ol style="list-style-type: none"> a) visually reduce the bulk of <i>buildings</i>; b) integrate the <i>building form</i> into the landscape; c) provide shade and windbreaks; d) protect or maximise visual privacy; e) limit linear planting including hedges and <i>shelterbelts</i>; f) maintain sufficient separation distance between vegetation and <i>transmission lines</i>; and g) additional requirements for the Ngarara Precinct: <ol style="list-style-type: none"> i. planting shall provide filtered views of <i>buildings</i> so that no more than 50% of <i>building</i> to be visible 5 years after <i>building</i> completion when viewed from streets and public areas; and ii. no hedges, <i>shelterbelts</i> and other linear planting with a length exceeding 10 metres shall be included in <i>landscaping on lots</i>. 4. Buildings within individual <i>lots</i> must be located so that: <ol style="list-style-type: none"> a) all buildings are <i>clustered</i>; b) residential dwellings are orientated to the north with a minimum of 50% of the northerly facing wall being glazed (i.e. windows or glazed doors) to maximise energy efficiency and sun access; c) buildings (other than <i>intensive farming</i> buildings for which greater setbacks are required) must be sited at least: <ol style="list-style-type: none"> i. 10 metres from the <i>road boundary</i> and 5 metres from external boundaries; ii. 10 metres from streams/<i>waterbodies</i> and <i>ecological sites</i> identified on the <i>Structure Plans</i> in Appendices (7.2-7.5); iii. 5 metres from all other streams/drains; and iv. comply with setback distances from <i>National Grid transmission lines</i>, support <i>structures</i> and poles in Table

Table 7A.1 Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other Chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>11C.1.</p> <p>5. A <i>site</i> layout plan must be provided with the Building Consent application which shows the following:</p> <ol style="list-style-type: none"> the location of all dwellings and <i>accessory buildings</i> on-site; proposed <i>driveway</i>; <i>earthworks</i>; and any proposed planting. <p>6. Any <i>building</i> or fence constructed or clad in metal, or material with reflective surfaces, must be painted with a non-reflective finish and be at least 50% visually permeable. For the avoidance of doubt glazing is excluded from this standard.</p> <p>7. <i>Ancillary buildings</i> and <i>structures</i> must have a combined total floor area of no greater than 150m² per <i>lot</i>.</p> <p>8. The keeping of a domestic cat(s) within 500 metres of protected <i>ecological sites</i> is not permitted unless the cat(s) are kept within a cat run.</p>
8. <i>Papakāinga</i> housing in all Rural Zones.	<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>site</i>; a minimum land area of 2000m² must be provided for each <i>papakāinga</i> unit; each <i>papakāinga</i> unit to have an <i>outdoor living court</i> for its own individual use. The living court 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 <i>service activities</i> may be erected on each <i>site</i>.
9. <i>Relocation</i> of any <i>building</i> .	<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 Rule 7A.1.3.</p> <p>Note 1: attention is drawn to the provisions of Chapter 10, in which additional controls apply to the <i>relocation</i> of listed <i>historic heritage</i> buildings.</p>

Table 7A.1 Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other Chapters (unless otherwise specified).

Permitted Activities	Standards
	<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 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.</p>

Table 7A.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
1. <i>Boundary adjustments</i> and <i>subdivisions</i> where no additional <i>lots</i> (other than reserves or <i>legal road</i> to be vested in <i>Council</i>) are created in all Rural Zones.	<ol style="list-style-type: none"> 1. Each <i>lot</i> must have inalienable legal and physical access to a <i>legal road</i>. 2. The <i>subdivision</i> must not create further <i>development</i> potential as a result of the <i>subdivision</i>. (i.e. create a small <i>lot</i> and a larger <i>lot</i> which can then be further subdivided and would not have met <i>discretionary activity</i> standards including minimum or average <i>lot</i> sizes prior to this <i>subdivision</i> occurring); and 3. No resulting <i>lot</i> shall have an area less than the minimum individual <i>lot</i> area for the relevant <i>zone</i> specified in Rule 7A.3.2. 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. The degree of compliance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements 2012. 3. <i>Natural hazard</i> management. 4. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> Network. 5. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 6. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.
2. Paraparaumu North Rural Precinct <i>buildings</i> .	<ol style="list-style-type: none"> 1. All <i>buildings</i> in the Paraparaumu North Rural Precinct must: <ol style="list-style-type: none"> a) have a maximum <i>height</i> of 10 metres for <i>accessory buildings</i> and 8 metres for <i>habitable buildings</i>; b) have a maximum <i>coverage</i> of 30% c) be screened from <i>State Highway One</i> and Otaihanga Road by evergreen planting capable of growing to a <i>height</i> of 3 metres and not exceeding a <i>height</i> of 10 metres at maturity; and d) be located a minimum of 15 metres from <i>State Highway One</i> and a minimum of 5 metres from the precinct area boundary. 	<ol style="list-style-type: none"> 1. Design and location of <i>buildings</i>. 2. Visibility of <i>buildings</i>. 3. Adequacy of screening. 4. Permeability of fencing. 5. Traffic safety and access. 6. Visual and amenity <i>effects</i>.

Table 7A.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	<ol style="list-style-type: none"><li data-bbox="517 475 1043 528">2. A maximum of one <i>household unit</i> and one <i>minor flat</i> shall be erected on any <i>property</i><li data-bbox="517 555 1043 608">3. Security fencing must be visually permeable (i.e. at least 50% see-through e.g. chain-link).	

Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
1. Any <i>activity listed as a permitted or controlled activity</i> which does not comply with one or more of the associated standards (unless otherwise stated).		<ol style="list-style-type: none"> 1. Consideration of the effects of the standard not met. 2. Measures to avoid, remedy or mitigate adverse effects. 3. Cumulative effects.
2. <i>Subdivision in all Rural Zones except the Future Urban Development Zone and subdivisions which are controlled activities under Rule 7A.2.2.</i>	<ol style="list-style-type: none"> 1. General standards: <ol style="list-style-type: none"> a) all <i>lots</i> must meet <i>natural hazard subdivision</i> standards in Chapter 9 Hazards, including Rule 9B.3.3, and the relevant natural and <i>coastal environment</i> standards in Chapters 3 Natural Environment and 4 Coastal Environment, and the relevant <i>historic heritage</i> standards in Chapter 10; b) all <i>lots</i> must meet access and transport and <i>infrastructure</i> standards for <i>subdivisions</i> in Chapter 11; c) each <i>lot</i> must have a notional <i>building area</i> (capable of containing at least a 20-metre diameter circle) and access identified on the <i>site plan</i>; and d) A firefighting water supply must be provided which complies with the New Zealand Fire Service Firefighting Water Supplies <i>Code of Practice</i> SNZ PAS 4509:2008. e) Compliance with Table 12A.1- financial contributions. f) The Esplanade Reserve and Esplanade Strip provisions of Schedule 8.1 must be complied 	<ol style="list-style-type: none"> 1. The design and layout of the <i>subdivision</i> including <i>earthworks</i>, the clustering of nominated <i>building area</i> and the suitability for <i>primary production activities</i>. 2. The degree of compliance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements 2012. 3. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan. 4. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any effects on the <i>transport network</i>. 5. The location of any <i>building area</i> relative to <i>natural hazards, historic heritage features, ecological sites, geological features, outstanding natural features and landscapes</i>. 6. The provision of walking, cycle pathways and bridleways. 7. Consistency with relevant appendices and schedules to all

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Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>with.</p> <p>Advice Note: Applicants should consult with Fire and Emergency New Zealand on a specific method of complying with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008, as part of preparing an application.</p> <p>2. Additional standards for the Rural Residential Zone:</p> <p>a) <i>subdivisions</i> must create <i>lots</i> with a minimum average area of 1ha across the <i>subdivision</i> and a minimum individual <i>lot</i> area of 4000m².</p> <p>3. Additional standards for the Rural Dunes Zone:</p> <p>a) the <i>subdivision</i> of <i>lots</i> must be developed into clusters of 12 or less with a maximum size of 1 hectare and a minimum of 4000m² per <i>lot</i>. The balance of the land shall be held in a single <i>lot</i>;</p> <p>b) a minimum average <i>lot</i> size of 4 hectares across the whole <i>subdivision</i> must be maintained; and</p> <p>c) the <i>clustered lots</i> must be located on the least suitable land for <i>primary production activities</i> on the parent title; and</p> <p>d) if more than one <i>cluster</i> is proposed in one <i>subdivision</i> the <i>clusters</i> must be clearly separate.</p> <p>e) each new <i>lot</i>, including balance <i>lots</i>, must carry an encumbrance on the title preventing further <i>subdivision</i>.</p>	<p>Chapters of this Plan.</p> <p>8. Provision of an adequate water supply for firefighting purposes.</p> <p>9. The location of sensitive activity <i>building</i> sites to avoid, remedy or mitigate potential adverse <i>reverse sensitivity effects</i> on lawfully established <i>primary production activities</i> and <i>intensive farming</i> activities on adjoining <i>properties</i>.</p>

Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>Note: Where it is intended to subdivide a site up to the maximum 12 <i>lots</i> in stages, it is recommended applicants discuss this with the <i>Council</i> prior to lodging an application to request delaying the imposition of the encumbrance on the <i>lots</i> until all stages up to the maximum 12 <i>lots</i> is completed.</p> <p>4. Additional standards for the Rural Hills Zone:</p> <p>a) <i>subdivisions</i> must create <i>lots</i> with a minimum average area of 20 hectares per <i>lot</i> across the <i>subdivision</i> and a minimum individual <i>lot</i> area of 1 hectare; and</p> <p>b) notwithstanding a) above, where a <i>site</i> contains land in the Rural Hills Zone and the Paraparaumu North Rural Precinct, <i>subdivision</i> must create <i>lots</i> with a minimum average area of 3.5 hectares per <i>lot</i> across the <i>subdivision</i> and a minimum individual <i>lot</i> area of 1 hectare.</p> <p>5. Additional standards for the Rural Plains Zone:</p> <p>a) <i>subdivisions</i> must create <i>lots</i> with a minimum average area of 6 hectare across the <i>subdivision</i> and a minimum individual <i>lot</i> area of 1 hectare.</p> <p>6. Additional standards for the Rural Eco-Hamlet Zone:</p> <p>a) the minimum <i>lot</i> area must be 4,000m²;</p> <p>b) the minimum average <i>lot</i> size must be 2</p>	

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Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>hectares;</p> <p>c) the maximum size of <i>lots</i>, excluding balance <i>lots</i>, must be 1 hectare;</p> <p>d) a minimum 10 metre no build setback is incorporated each side of streams in the precinct (the extent of this is shown on the <i>Structure Plan</i>) and around <i>ecological sites</i>;</p> <p>e) each new <i>lot</i>, including balance <i>lots</i>, must carry an encumbrance on the title prohibiting further <i>subdivision</i>; specifying the location of the <i>building area</i> and access and limiting <i>buildings</i> to a-clustered location; and</p> <p>f) two <i>site plans</i> must be submitted to <i>Council</i> for approval:</p> <ol style="list-style-type: none"> i. one detailing the existing situation; and ii. one detailing the proposed <i>subdivision development</i>. The proposed <i>subdivision development</i> plan must show the suitable areas and less suitable areas consistent with the <i>Structure Plans</i> in Appendices 7.1 to 7.5. <p>7. In the Paraparaumu North Rural Precinct each <i>lot</i> must:</p> <ol style="list-style-type: none"> a) have a minimum area of 1 hectare; b) the <i>subdivision</i> must have an average <i>lot</i> size greater than 2 hectares, calculated on the basis of the total area of the parent title <i>lot</i> of the <i>subdivision</i>; c) all <i>lots</i> adjacent to <i>State Highway 1</i> must have a 	

Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>5-metre planted buffer along the <i>State Highway 1</i> frontage; and</p> <p>d) each <i>lot</i> must have inalienable access to a <i>legal road</i>.</p> <p>Note: Further relevant standards relating to special features on the land can be found in Chapters 3, 4 and 9.</p>	
<p>3. <i>Intensive farming</i>, in all Rural Zones except in the Water Collection Areas.</p>	<p>1. Activities must be located at least:</p> <p>a) 300 metres from the <i>property boundary</i> of any sensitive activity; and</p> <p>b) 20 metres from any <i>road boundary</i>.</p> <p>2. No spray residue, odour or dust associated with the <i>intensive farming</i> activities shall be offensive or objectionable at the <i>boundary</i> with any adjacent properties.</p> <p>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>sites</i>.</p> <p>4. <i>Sites</i> must have adequate <i>effluent disposal systems</i> to dispose of animal wastes from <i>intensive farming</i>.</p> <p>Note: Any discharge to land, 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</p>	<p>1. Noise <i>effects</i>.</p> <p>2. Transport <i>effects</i>.</p> <p>3. <i>Nuisance effects</i>.</p> <p>4. <i>Building</i> bulk and location.</p> <p>5. Cumulative <i>effects</i>.</p> <p>6. Visual, character and amenity <i>effects</i>.</p>

Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	consent is required.	
4. <i>Extractive activities</i> including the removal of more than 100m ³ of topsoil and landfills in all Rural Zones.	<ol style="list-style-type: none"> 1. <i>The extractive industry must be located 300 metres from the property boundary of any sensitive activity.</i> 2. <i>The quarry face must not be within view of any Living Zone or State Highway 1.</i> 3. The <i>site</i> must be landscaped with the planting of vegetation with a minimum depth of 10 metres on the <i>boundary</i> which is sufficient to screen the quarry from neighbouring properties. 4. A management and restoration plan for the <i>site</i> must be submitted to the <i>Council</i> prior to commencing extraction. The plan must include methods to avoid, remedy or mitigate visual, dust, noise and traffic <i>effects</i> and a plan to rehabilitate and revegetate the <i>site</i> on completion of the extraction. 5. <i>Compliance with permitted activity standards for noise, vibration and blasting contained within Rule 12D.1.8 within Chapter 12 – General Provisions.</i> 	<ol style="list-style-type: none"> 1. Visual <i>effects</i>. 2. Traffic <i>effects</i>. 3. Nuisance <i>effects</i>. 4. Extent of <i>earthworks</i>. 5. Cumulative <i>effects</i>. 6. Ecological <i>effects</i>.
5. <i>Papakāinga housing</i> on Kāpiti Island.	<ol style="list-style-type: none"> 1. Minimum <i>site</i> area per residential unit - 250m². 2. Minimum distance between dwellings must be not less than 6 metres. This dimension may be reduced to not less than 3 metres if the design and layout of 	<ol style="list-style-type: none"> 1. Design, location and layout of <i>buildings</i>. 2. Number of <i>household units</i>. 3. Visual, character and amenity <i>effects</i>.

Comment [ET18]: 18 - Winstone Aggregates - in relation to existing quarries

Comment [ET19]: 18 - Winstone Aggregates

Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>the <i>building</i> preserves the privacy of individual residential units.</p> <p>3. Each residential unit must have an <i>outdoor living court</i> of not less than 40m² for its own individual use.</p> <p>4. Compliance with the “Kāpiti Island <i>Permitted Activity Standards</i>”.</p>	<p>4. <i>Effects</i> on ecology and biodiversity.</p>
<p>6. <i>All buildings and activities in the Kukutauaki and Kawakahia Eco-Hamlet areas of the Ngarara Precinct.</i></p>	<p>1. <i>All dwellings and structures in the Kukutauaki Eco-Hamlet area must be setback from the boundary of the adjoining lots in Rutherford Drive by at least 10 metres and not exceed 8 metres in height.</i></p> <p>2. <i>Resource consent for development in the Kukutauaki Eco-Hamlet area must demonstrate that:</i></p> <ol style="list-style-type: none"> <i>a minimum 50 metre Open Space Wetland Buffer area is incorporated around ecologically sensitive Kawakahia wetlands (extent of this is shown on the Structure Plan);</i> <i>adverse effects on indigenous flora and flora values and the ecological health of the ecological sites are avoided or mitigated;</i> <i>ownership and management structures for the Eco-Hamlet area are defined and include all open space;</i> <i>an Environmental Management Plan is prepared that complies with Appendix 7.2 and Appendix 7.3;</i> 	<p>1. <i>Effects on wetland habitat.</i></p> <p>2. <i>Building design and location.</i></p> <p>3. <i>Adequacy of wetland buffers.</i></p> <p>4. <i>Effects on indigenous flora and fauna.</i></p> <p>5. <i>Location and design of services.</i></p> <p>6. <i>Extent of earthworks.</i></p> <p>7. <i>Geotechnical requirements.</i></p> <p>8. <i>Proposed mitigation, remediation or ongoing management measures.</i></p>

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Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<ul style="list-style-type: none"> e) individual building platforms and associated services are identified within each lot; f) roading <i>infrastructure</i> and <i>development</i> of house lots are located outside buffer areas sensitive to existing dune topography and involves minimal <i>earthworks</i>; g) <i>waste control structures</i> are fully contained to ensure no leakage or groundwater infiltration; h) all stormwater discharges are appropriately treated prior to discharge to ground on-site. i) <i>development</i> within Kawakahia Eco-Hamlet area that adjoins the Kawakahia <i>Wetland</i> (K066) must meet the following: <ul style="list-style-type: none"> i. an <i>Open Space Wetland Buffer</i> no less than 20 metres in width shall be established around <i>wetlands</i> and streams, a 50-metre minimum buffer is required for those areas shown as "<i>Open Space Wetland Buffer (50m buffer)</i>" on the Ngarara Precinct <i>Structure Plan</i> (Appendix 7.2) subject to an ecological assessment determining whether a wider buffer is required; ii. for <i>wetland</i> buffers less than 50 metres in width, a 10-metre building setback from the inland boundary of the buffer is required: for <i>wetland</i> buffers 50 metres or greater in width, no building setback is required; iii. no <i>structures</i> within <i>Open Space Wetland</i> 	

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Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>Buffers except for <i>structures</i> associated with passive recreation and conservation activities;</p> <p>iv. an Environmental Management Plan is prepared that complies with Appendix 7.2 and 7.3 and sets out the management <i>structure</i> for <i>open space</i> areas;</p> <p>v. all <i>wastewater</i> must be reticulated and all <i>waste control structures</i> shall be fully contained to ensure no leakage or groundwater infiltration;</p> <p>vi. no untreated stormwater shall be discharged to natural <i>wetlands</i></p> <p>vii. all stormwater discharges are appropriately treated prior to discharge to ground on-site;</p> <p>viii. individual building platforms within each <i>lot</i> and associated services are defined; and</p> <p>ix. locally sourced indigenous species must be used for all planting.</p>	
7. <i>Subdivision</i> in the Ngarara Precinct of the Rural Eco-Hamlet Zone (as shown in Appendix 7.2 and 7.3)	<p>1. <i>Development</i> must be carried out in accordance with the <i>Structure Plan</i> and Management Principles for the Ngarara Precinct (Appendix 7.2 and 7.3):</p> <p>2. A maximum of 144 <i>lots</i> in the Precinct comprising of a maximum of 4 <i>lots</i> in the Kukutauaki Eco-Hamlet, 40 <i>lots</i> in the Ngarara Eco-Hamlet, 40 <i>lots</i> in the Lamberts Eco-Hamlet and 40 <i>lots</i> in the Smithfield</p>	<p>1. The design and layout of the <i>subdivision</i> and <i>earthworks</i>.</p> <p>2. Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.</p> <p>3. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.</p>

Comment [ET21]: 18 - Maypole Environmental Ltd

Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>Eco-Hamlet and 20 lots or accommodation units in the Kawakahia Retreat.</p> <p>3. Compliance with General Standards for <i>subdivision</i> in Rule 7A.3.2 Standard 1 above.</p> <p>4. Each new <i>lot</i>, including balance <i>lots</i>, must carry an encumbrance on the title prohibiting further <i>subdivision</i> beyond the maximum number specified for the Eco-Hamlet; and specifying a <i>building area</i> (capable of containing a 20-metre diameter circle) and access limiting <i>buildings</i> to a <i>clustered</i> location.</p>	<p>4. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any effects on the <i>transport network</i>.</p> <p>5. The location of any associated building site(s) relative to the <i>natural hazards, historic heritage features, outstanding natural features and landscapes, ecological sites, and geological features</i>.</p> <p>6. Any easement or other legal mechanism required for legal access.</p> <p>7. Design, size, shape and location of reserves and <i>esplanades</i>.</p> <p>8. Visual, character and amenity <i>effects</i>.</p> <p>9. Design, size, shape and location of reserves and <i>esplanades</i>.</p> <p>10. Provision of on-site domestic effluent disposal for each proposed <i>lot</i> or multiple <i>lots</i>.</p> <p>11. <i>Effects</i> on the ecological health of the Kawakahia <i>Wetland</i>.</p> <p>12. Provision of foot and cycle pathways and the provision of access for public transport.</p>
8. <i>Development</i> including	1. The amount of <i>development</i> proposed must not	1. The scale of biodiversity and energy benefits created by

Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
<p><i>subdivision</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Natural Environment Appendix 3.1</p>	<p>exceed or proceed earlier than the stipulations in the guideline.</p> <p>2. <i>Subdivision</i> must comply with all other relevant subdivision standards unless otherwise specified within Appendix 3.1.</p>	<p>the proposal.</p> <p>2. Layout, size, design and location of proposed <i>building</i> and <i>structures</i>.</p> <p>3. Visual, character and amenity <i>effects</i>.</p> <p>4. Ecological or biodiversity <i>effects</i>.</p> <p>5. Traffic <i>effects</i>.</p> <p>6. Proposed mitigation, remediation or ongoing management measures.</p> <p>7. <i>Effect</i> on natural character values.</p> <p>8. Cumulative <i>effects</i>.</p> <p>9. The design and layout of the <i>subdivision</i> including <i>earthworks</i>, the <i>clustering</i> of nominated building area and the suitability of <i>primary production activities</i>.</p> <p>10. The degree of compliance with the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.</p> <p>11. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.</p> <p>12. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State</i></p>

Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<p><i>Highway Network and any effects on the transport network.</i></p> <p>13. The location of any building area relative to <i>natural hazards, historic heritage features, outstanding natural features and landscapes, ecological sites, geological features.</i></p> <p>14. The provision of walking, cycle pathways and bridleways.</p>
<p>9. <i>Development within the Visually Sensitive Areas of the Waikanae North and Ōtaki North Eco-Hamlet Zone.</i></p>	<p>1. Compliance with the <i>Permitted Activity Standards for development in the rural zones and the Waikanae North and Ōtaki North Eco-Hamlet Zones.</i></p> <p>2. All <i>buildings</i> to use as exterior materials:</p> <ul style="list-style-type: none"> a) natural stone; or b) natural timber provided any stains and protectants used do not contain colorants to change the natural colour of the timber (for example, to green or red); or c) another material painted or finished in visually muted, <i>recessive</i> colours, from British Standard 5252 A01 to C40 inclusive, with a reflective value of 60% or less. <p>3. Any <i>building</i> or fence constructed or clad in metal, or material with reflective surfaces, must be painted or otherwise coated with a non-reflective finish and be at least 50% visually permeable. For the</p>	<p>1. Ecological or biodiversity <i>effects</i></p> <p>2. Layout, size, design and location of proposed <i>building</i> and <i>structures</i>.</p> <p>3. Visual, character and amenity <i>effects</i>.</p> <p>4. Adequacy of <i>site</i> investigations.</p> <p>5. Suitability of the <i>site</i> for the proposed activity.</p> <p>6. Proposed mitigation, remediation or ongoing management measures.</p> <p>7. Cumulative <i>effects</i>.</p>

Table 7A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other Chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	avoidance of doubt glazing is excluded from this standard. 4. <i>Buildings</i> must be no more than 6 metres in <i>height</i> .	

Table 7A.4 Discretionary Activities

The following activities are **discretionary** activities.

1. Any activity listed as a *restricted discretionary activity* in Rules 7A.3.2 – 7A.3.9 that does not comply with one or more of the associated standards.

Comment [MM22]: 16 - MY & SA Blackburne

Comment [MM23]: 12 - Federated Farmers of New Zealand. Reasons for seeking deletion unclear- appellant may have referred to wrong rule.

Table 7A.5 Non-Complying Activities

The following activities are **non-complying** activities.

Non-Complying Activities

1. New *roadside stalls/retail outlets* fronting *State Highway 1* or *roads* where traffic volumes exceed 10,000 vpd.
2. *Subdivision* of land (except *boundary adjustments*) in a *Future Urban Development Zone* for which there is no *Structure Plan* appended to this Plan.
3. *Subdivision* in any *Rural Zone* which does not comply with one or more of the *restricted discretionary activity subdivision* Standards 2 to 7 in Rule 7A.3.2 or Standards 1, 2 and 4 in Rule 7A.3.7.
4. *Intensive farming* in the *Water Collection Areas* – (Waitohu, Waikanae and Smith's Creek) as shown on the District Plan Maps.
5. *Commercial helicopter operations* in all *Rural Zones*.
6. Second or subsequent *household units* on any *lot* in all *Rural Zones*.
7. *Industrial activities* or *commercial activities* in all *Rural Zones* which are not:
 - a) *home occupations, homestays* or *ancillary to primary production activities*; or
 - b) *extractive industries*.
8. New *roads* including associated *infrastructure* and new and *relocatable buildings* or *structures* within the *Visually Sensitive Areas* of the *Waikanae North Rural Eco-Hamlet Zone* that do not comply with the *restricted discretionary activity* Standards in Rule 7A.3.9.
9. New *roads* including associated *infrastructure* and new and *relocatable buildings* or *structures* which are located up to 3 metres below or are above the *Visually Sensitive Ridgelines* (as identified on the *structure plans* for the *Waikanae North Rural Eco-Hamlet Zone* and the *Ōtaki North Rural Eco-Hamlet Zone* in Appendix 7.4 and Appendix 7.5.
10. *Subdivision* which creates new rural residential *lots* in the *Peka Peka North Rural Residential Precinct* on *sites* where average *lot* sizes have been applied and an encumbrance has been placed on the title to prevent further *subdivision*.

Comment [MM24]: 16 - MY & SA Blackburne.

Rural Zones Appendices (in Volume 2)

The following Rural *Zones* appendices can be found in Volume 2 of this Plan.

1. **Appendix 7.1** - Peka Peka North Rural-Residential Development Area
2. **Appendix 7.2** - Ngarara Precinct Structure Plan
3. **Appendix 7.3** - Ngarara Precinct Management Principles
4. **Appendix 7.4** - Waikanae North Eco-Hamlet Zone Structure Plan
5. **Appendix 7.5** - Ōtaki North Eco-Hamlet Zone Structure Plan