

## 7 Rural Environment 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 Environment Zones:

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

### The Rural Environment

The rural environment zones of the Kāpiti Coast encompasses a wide range of landform types, landscapes, land uses and activities. These range from intensive horticulture on the plains in and around Ōtaki, to pastoral farming on the dune country and foothills of the Tararua Ranges. The rural environment zones are of considerable value to the residents of the District and, in particular, the community. The existing 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 visual appearance, landscape character and amenity of the rural environment zones are also major determinants of the overall visual character of the District.

### Zone Descriptions

The rural Kāpiti environment area comprises five 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. While each Rural Zone is unique, 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; however some of the interdune hollows are highly productive areas where wetlands have been drained by farming practices, and have the potential for significantly increased ecological values if wetlands are restored. 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. It is also anticipated that many coastal wetlands in the zone will be protected. The sandy soils of the dunes filter stormwater and effluent making these areas more suitable to accommodate tighter clustered development in some locations.

The natural character of the beach 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

**Comment [JK1]:** Amended as consequence of recommendations in the General/Plan-wide Section 42A report

**Comment [JK2]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK3]:** Amended as a consequence of recommendations in the General/Plan-wide Section 42A report

**Comment [JK4]:** 219.35 Horticulture New Zealand

**Comment [JK5]:** 92.67 Winstone Aggregates, 219.35 Horticulture New Zealand

**Comment [JK6]:** Responds to Submissions 136.1 New Zealand Wind Energy Association, 138.1 Bride Coe, 446.1 Allan Darragh, 548.1 Marian Cox, 581.1 N Antcliff, 715.5 Samantha Sharif and Mike Everest, 219.36 Horticulture New Zealand, and Clause 16(2) of Schedule 1 of the RMA amended as a consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK7]:** Responds to Submissions 136.1 New Zealand Wind Energy Association, 138.1 Bride Coe, 446.1 Allan Darragh, 548.1 Marian Cox, 581.1 N Antcliff, 715.5 Samantha Sharif and Mike Everest, and amended as consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK8]:** Responds to Submissions 136.1 New Zealand Wind Energy Association, 138.1 Bride Coe, 446.1 Allan Darragh, 548.1 Marian Cox, 581.1 N Antcliff, 715.5 Samantha Sharif and Mike Everest, and amended as consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK9]:** Clause 16(2) of Schedule 1 of the RMA

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 contains the District's highly versatile soils and supports much of the District's horticulture and intensive agriculture activities. It 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 protect the significant soil resource enable the land and its attributes to be used for agriculture and horticulture, retain the open rural character and ensure groundwater is not contaminated by on-site sewage systems, it is important to retain large allotment lot sizes and to locate any new *development* in areas which have the least impact on the productive potential of land in the plains.

**Comment [JK10]:** 219.37 Horticulture New Zealand

**Comment [JK11]:** 219.38 Horticulture New Zealand

**Comment [JK12]:** Clause 16(2) of Schedule 1 of the RMA

### Rural Hills Zone

The Rural Hills comprise the foothills of the Tararua ranges and downlands. The land is generally very steep and experiences heavy rainfall events, although it does include some areas of flat to rolling land (e.g. on terraces in parts of the Ngatiawa Valley and Reikorangi Basin). It is also contains some of the most visible landforms in the District and most vulnerable to change. Parts of the Rural Hills are generally unsuitable for the building of dwellings due to topography and ground conditions. *Subdivision* and *development* in this area are anticipated to retain the natural state of landforms and large allotment sizes. Moreover, *development* in the Rural Hills [92] should be undertaken in a manner which is sympathetic to the high landscape character and visibility visual amenity of the area.

**Comment [JK13]:** Responds to Submissions 92 Winstone Aggregates, 327.62 Waa Rata Estate, 443.17 Allan A Smith, 443.18 Allan A Smith.

### 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 productive 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 wider rural zones *environment*.

**Comment [JK14]:** Amended as consequence of recommendations in the General/Plan-wide Section 42A report.

New buildings in the Rural Eco-Hamlet Zone will be clustered with existing buildings and should not be visible from the beach or State Highway 1. 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.

**Comment [JK15]:** Responds to Submissions 8.1(1) Aaron and Michael Jack, 53.1 Chris and Esmae Brown, 165.1 Peter Gibson

### Future Urban development Zone

This zone is land identified for future urban growth south of the northern urban edges north 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 extends from lies between the northern boundary of the existing Residential area Zone to 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 completed approved by way of a change to the District Plan, and appended to the District Plan, to enable comprehensive low impact urban development.

**Comment [JK16]:** Clause 16(2) of Schedule 1 of the RMA

### 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 environment zones for these activities is important for the ongoing resilience, health, and social and economic well-being of the District's communities.

**Comment [JK17]:** Amended as consequence of recommendations in the General/Plan-wide Section 42A report.

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 environments. Moreover, the Rural Zone provisions work in tandem with provisions from in other parts of the Plan – for example the Natural and Coastal Environment, Hazard, and Heritage Chapters – to ensure that new rural subdivision, land use and development proceeds in accordance with all relevant Plan Objectives.

**Comment [JK18]:** Amended as a consequence of recommendations in the Section 42A report for Chapter 3 Natural Environment and Clause 16(2) of Schedule 1 of the RMA.

The Plan also recognises the unique operational characteristics of some primary production activities, —such as the harvesting of plantation forestry and extractive industries —which are characterised by nuisance effects, and the need to provide for. In managing these types of activities, the aim is to strike a balance between enabling their efficient and ongoing operation, whilst avoiding, remedying or mitigating their environmental effects minimising the potential for the associated nuisance effects (and other environmental effects) to become significant.

**Comment [JK19]:** Responds to Submissions 136.1 New Zealand Wind Energy Association, 138.1 Bride Coe, 446.1 Allan Darragh, 548.1 Marian Cox, 581.1 N Antcliff, 715.5 Samantha Sharif and Mike Everest.

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 – particularly for the District's highly versatile soils – of the land is not compromised.

**Comment [JK20]:** Consequential amendment in response to Submission 219.18 Horticulture New Zealand

### Rural character and amenity

The amenity and character of the rural zones environment is important has value for the whole district. The rural zones environment provides 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 rural environment provides amenity for urban areas and visitors as well as rural residents. The general openness of rural land

**Comment [JK21]:** Amended as consequence of recommendations in the General/Plan-wide Section 42A report.

and the presence of ~~grazing animal and horticulture~~ is various types of primary production activities form part of the valued rural character

**Comment [JK22]:** Responds to Submissions 219.39 Horticulture New Zealand and 443.21 Allan A Smith.

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 hedges shelterbelts) and areas of indigenous vegetation in particular areas are also important for visual integration and coherence in the rural area. The landscape character areas in Schedule 3.6 identify the key characteristics of distinct parts of the rural environment in the District to assist in identifying elements of amenity and character to be retained when subdivision of intensive development is considered.

**Comment [JK23]:** Responds to Submission 443.21 Allan A Smith.

**Comment [JK24]:** Amended as a consequence of recommendations in Section 42A Report on Chapter 3 Natural Environment.

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. also derives from the built and cultural elements of a place as it does from the natural elements for example the absence of footpaths, kerb and channel on rural roads. If buildings in prominent locations have an overtly urban or suburban (residential or commercial) appearance, or are large and out of scale with rural activities, then the rural character will be lost, regardless of the 'naturalness' of the setting.

**Comment [JK25]:** Responds to Submission 92 Winstone Aggregates.

Some of the more important features of the character of rural buildings and structures These features include, but are not limited to:

**Comment [JK26]:** Responds to Submission 92 Winstone Aggregates.

- houses are generally single storey of a modest scale, of simple form, and are often timber framed and timber clad;
- ancillary structures such as fences and gateways, sheds and barns are typically simple and visually restrained;
- simple post and wire fences are most commonly used; and
- planting is most concentrated around houses.
- Significant areas of land in pasture, crops, forestry and/or indigenous vegetation;
- The general absence of man-made 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.

**Comment [JK27]:** Responds to Submissions 92 Winstone Aggregates, 165.2 Peter Gibson, 327.63 Waa Rata Estate.

### Reverse sensitivity

The rural zones environment is are a productive environment and therefore many farming and primary production activities which are anticipated in the rural environment 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 as well as newcomers must be considered. Privacy, shelter, access to open space, the maintenance of a quiet environment, aural 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 while offering the same for newcomers.

**Comment [JK28]:** Amended as consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK29]:** Responds to Submission 92.68 Winstone Aggregates.

Reverse sensitivity is recognised as an issue under the effects-based planning regime of the RMA and needs to be considered ~~when reviewing District Plan objectives and policies~~. 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 ~~critical energy networks~~ 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 ~~new~~ 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 environment~~.

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 environment where it is located.

**Comment [JK30]:** Responds to Submissions 92.68 Winstone Aggregates, 208.37 Transpower New Zealand Limited, Clause 16(2) of Schedule 1 of the RMA, and amended as consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK31]:** Responds to Submission 92.68 Winstone Aggregates and amended as consequence of recommendations in the General/Plan-wide Section 42A report.

## 7.1 Rural Zones provisions

### Introduction

The provisions of this chapter pertain ~~relate~~ to the District's rural ~~zones environment~~, however the provisions of other chapters in the Plan ~~are equally~~ may also be relevant, particularly Chapter 3: Natural and Coastal Environment, Chapter 9: Hazards, Chapter 10: Historic Heritage, Chapter 11: Infrastructure, Services and Associated Resource Use and Chapter 12: General District-wide Provisions, and must be considered in tandem with the provisions below where relevant.

The ~~Council~~ will take a leadership role in the retention of a productive, attractive and sustainable rural ~~environment~~. However, other public organisations, private entities, developers and individuals also play important roles in the use, ~~development~~ and maintenance of rural areas. The policies and methods below are the primary means by which ~~all~~ of these stakeholders are to implement these relevant objectives.

**Comment [JK32]:** Submission 451.5 R Crozier and J Allin, Clause 16(2) of Schedule 1 of the RMA, and amended as consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK33]:** Responds to Submission 92.69 Winstone Aggregates.

### 7.1.1 Policies

#### Policy 7.1 – Primary production

**Primary production activities will be provided for as the predominant use in the District's rural ~~zones~~ areas so long as the activities ~~where~~ are carried out in a manner which ensures protection of ~~adverse effects on the environment are avoided, remedied or mitigated and the life-supporting capacity of air, water, soil and ecosystems is safeguarded natural and physical systems.~~**

Reference

Objective  
2.6

**Comment [JK34]:** Responds to Submissions 92.70 Winstone Aggregates, 212.36 Quicksilver Enterprises Limited, 219.40 Horticulture New Zealand, 246.1 John McKinney, 250.39 Federated Farmers of New Zealand, 369.12 Anthony and Anne McEwan, 372.12 Michael and Elizabeth Welch, 380.23 Barry, Suzanne and Timothy Mansell, 410.8 Catherine Strong, 408.15 USNZ Forestry Group Limited, 411.32 Land Matters Limited, 416.16 Hamish and Leigh Wells, 424.11 C D Bowie, 425.13 Lutz Brothers Limited and CE Lutz, 487.12 Bellcamp Trust Company Ltd, 495.17 Mahaki Holdings Ltd, 500.20 Ngatotara Farms Limited and Rod Agar.

#### Explanation

*Primary production activities* (including the soil and water resources required to support them) are essential contributors to the resilience and economic well-being of the District's community. Enabling the production of food, fibre (eg. wool or other materials for cloth or paper making), and building materials (timber and aggregate) in the District provides economic and social benefits to the District and wider region, and increases the likelihood of the community being able to access locally produced food and energy with minimal post-production costs. However, many of these activities are characterised by effects from their day-to-day operation — such as odours, spray drift and equipment noise — which can be offensive or adversely impact general *amenity values*. Accordingly, the District's Rural Zones provide the most appropriate *environment* for *primary production activities* to operate effectively and with minimal impact on the District's more heavily populated areas.

Notwithstanding this, *primary production activities* must also be undertaken in a manner that does not adversely affect terrestrial, freshwater and marine ecosystems, and other *sensitive natural features*. The Plan's Natural Environment Chapter provides additional policy guidance with respect to management of *subdivision* and land use *effects* on natural systems.

The Plan also recognises that some non-primary production related activities, such as rural residential living, home occupations, and ecological restoration, may be appropriately located within the rural *environment*, however, such activities should not be

so extensive that they compromise the factors that maintain *productive potential* of the rural area

**Policy 7.2 – Versatile and specialised soils Productive potential of land**

~~New subdivision, land [451.5] use and development will be designed and undertaken in a manner which protects areas of highly versatile soils and specialised soils identified on the District Plan Maps and avoids cumulative effects which reduce or prevent sustains the productive potential of the land for primary production activities occurring in the future. This will include:~~

- ~~a) the clustering of buildings within sites and with buildings on adjacent adjoining sites;~~
- ~~b) the retention of large allotment lot sizes in areas characterised by highly versatile soils and specialised soils; and~~

~~avoidance of urban and rural residential development in areas on land with productive potential for primary production activities characterised by highly versatile soils and specialised soils~~

**Explanation**

~~Sustaining productive potential is heavily dependent upon the protection of highly versatile and specialised soils, and the continued ability to utilise those soils for primary production activities. Subdivision and development which compromises these valuable soil resources, particularly where such adverse effects are permanent or long-term, needs to be avoided.~~

The Plan recognises that rural dwellings and buildings associated with rural activities, which are of an appropriate scale, will generally be accommodated on each rural allotment. However, the location of these buildings and other structures should be managed to minimise any loss in productive potential for highly versatile and specialised soils. The clustering of buildings can mitigate this possible loss in productive potential, particularly where buildings can be grouped in areas characterised by less productive soils on the same site. Where less valuable soils are not present on rural allotments, clustering can still contribute positively by retaining larger balance areas to be utilised for primary production, such as grazing. Notwithstanding the positive contribution that clustering can make, this should also be balanced against the potential adverse effects on rural character which can arise from an over-proliferation of buildings in any one area.

This policy is linked to Policy 3.1 Ecosystem services

Reference

Objective  
2.2, 2.3  
2.6 & 2.

**Comment [JK35]:** Responds to Submission 219.41 Horticulture New Zealand.

**Comment [JK36]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK37]:** Responds to Submission 219.41 Horticulture New Zealand and 277.8 Poultry Industry Association & Egg Producers Federation of NZ.

**Comment [JK38]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK39]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK40]:** Responds to Submission 219.41 Horticulture New Zealand and 277.8 Poultry Industry Association & Egg Producers Federation of NZ.

**Comment [JK41]:** Responds to Submission 219.41 Horticulture New Zealand and 277.8 Poultry Industry Association & Egg Producers Federation of NZ.

### Policy 7.3 – Subdivision and development on highly versatile and specialised soils land with productive potential

When considering applications for the subdivision, use or development in areas characterised by highly versatile soils and specialised soils of land with productive potential, in addition to Policy 7.2, specific consideration will be given to:

- a) the appropriateness of the resulting allotment lot size and shape of any subdivision, and the ability for those allotments lots to sustain primary production activities over time;
- b) whether or not the proposed location of any new building(s) minimises potential effects on productive potential of highly versatile or specialised soils land, including the potential to locate the building(s) on land with less valuable soils productive potential on the same site;
- c) any positive effects on the retention of productive potential which may be achieved through proposed clustering of buildings;
- d) any cumulative effects which may occur due to an over-proliferation the presence of buildings and structures reducing the availability and/or productive potential of land highly versatile or specialised soils ; and
- e) the potential ability for buildings and structures to be easily removed or relocated.
- f) the potential for reverse sensitivity effects and methods to reduce such potential.

Reference

Objectiv  
2.6

**Comment [JK42]:** Submission 219.42 Horticulture New Zealand.

**Comment [JK43]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK44]:** Submission 219.42 Horticulture New Zealand.

**Comment [JK45]:** Clause 16(2) of Schedule 1 of the RMA and in response to Submission 451.5 R Crozier and J Allin.

**Comment [JK46]:** Submission 219.42 Horticulture New Zealand.

**Comment [JK47]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK48]:** Submission 219.42 Horticulture New Zealand.

**Comment [JK49]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK50]:** Submission 219.42 Horticulture New Zealand.

#### Explanation

Fragmentation of productive soils through *subdivision* can lead to pressure for more intensive non-productive land use *development*. This effect must be considered where *allotments* characterised by *highly versatile* and *specialised soils* are proposed to be subdivided, particularly insofar as the *subdivision* may render the land less capable of sustaining primary production as a viable land use option.

### Policy 7.4 – Rural character

Subdivision, use and development in the rural zones environment will be undertaken in a manner that protects maintains or enhances the District's rural character, including the retention of:

- a) the general sense of openness;
- b) natural landforms;
- c) the defining landscape characteristics and values (as set out in Natural Environments Schedule 3.6 – Landscape Character Areas) of the applicable rural zone(s) in which the subdivision or development is located;
- d) the natural darkness of the night sky; and
- e) overall low density of development; and
- f) the predominance of primary production activities. [277.9]

Reference

Objec  
2.9 &

**Comment [JK51]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK52]:** Submission 92.71 Winstone Aggregates, Clause 16(2) of Schedule 1 of the RMA, and amended as consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK53]:** Responds to Submission 250.41 Federated Farmers of New Zealand.

**Comment [JK54]:** Responds to Submission 277.9 Poultry Industry Association & Egg Producers Federation of NZ.

#### Explanation

Policy 7.3 works in tandem with Policies 7.11, 7.12 and 7.13 regarding the various Rural Zones (Rural Dunes, Plains, and Hills Zones). While these different zones are defined by distinct characteristics, they share certain valued traits which should collectively be protected. The retention of these defining characteristics will ensure the District's rural zones are attractive and spacious places to live, work and play



### Policy 7.5 – Plantation forestry

**Restrict the location of *Plantation forestry* will be managed in the rural zones environment to ensure that all stages of the activity can be carried out safely, prior to commencing planting of new forests, and will not result in significant to protect ecological sites, outstanding natural features and landscapes, geological features and historic heritage features and to avoid, remedy or mitigate adverse effects on riparian areas, adjoining activities and roads. *Plantation forestry* will be provided for in areas which are not characterised by:**

- a) **high erosion susceptibility;**
- b) **high susceptibility to natural hazards;**
- c) **identified historic heritage or cultural values;**
- d) **the presence of significant indigenous vegetation or significant habitats of indigenous fauna;**
- e) **identified sensitive natural features;**
- f) **the presence of network utility lines**

#### Explanation

*Plantation forestry* is one of many primary production activities in Kāpiti, and accordingly should be provided for in appropriate areas in the rural environment. Likewise, the activity should be avoided in areas which are particularly sensitive to the effects associated with *plantation forestry* which include visual effects from both planting and harvesting in highly prominent locations such as outstanding landscapes, destruction of indigenous vegetation, or significant archaeology, noise and traffic effects during harvesting and fire risk during forest life. Additional effects can occur following harvesting including increased fire and erosion risks.

The rules that implement this policy require a forest management plan to be developed and adhered to for all planting and harvesting of large scale *plantation forestry*, due to the broad range of effects associated with the activity. The criteria listed above are baseline requirements for a management plan only, and additional information may be required or preferred in some instances of discretionary or non-complying activities. Moreover, provisions in other Plan Chapters—for example the Natural Environment or Hazards Chapters—may be relevant to proposed forestry activities, depending on the location of the proposal. Those provisions should also be incorporated into management plans, where relevant.

### Policy 7.6 – Harvesting plantation forestry

**Provide for *H* harvesting of *P* plantation forestry will be where it is carried out, at a rate and in a manner that minimises erosion, and avoids, remedies or mitigates adverse effects on the environment, including natural features and rural character amenity values and the safety and efficiency of roading infrastructure. by:**

- a) **Retaining vegetation within 20 metres of a waterbody;**
- b) **Retaining indigenous vegetation in steep gullies;**
- c) **Staging harvesting and using selective methods; and**
- d) **Replanting or retirement and restoration.**

#### Explanation

*Plantation forestry* harvesting has significant potential effects. These effects include erosion during and following harvest activities which can result in sedimentation of

#### Reference

Objectives 2.2, 2.5, 2.6 & 2.11

**Comment [JK55]:** Responds to Submissions 39.15 to 39.20 DF & AE Smith Partnership & Ratanui Farming Partnership, 100.28 Egon Guttke, 102.28 Irena Guttke, 188.2 to 188.7 NZ Farm Forestry Association (Wellington Branch), 212.38 Quicksilver Enterprises Limited, 246.1 John McKinney, 250.42 Federated Farmers of New Zealand, 271.32 and 271.37 Lyndon Enterprises Ltd, 372.12 Michael and Elizabeth Welch, 411.32 Land Matters Limited, 416.16 Hamish and Leigh Wells, 424.11 C D Bowie, 425.13 Lutz Brothers Limited and CE Lutz, 448.4 Geoffrey Thompson, 487.12 Bellcamp Trust Company Ltd, 492.32 Kennott Trust Company Ltd and Kauri Trust, 493.16 Kumototo Nominees and Patone Holdings Ltd, 495.17 Mahaki Holdings Ltd, 500.20 Ngatotara Farms Limited and Rod Agar and 556.3 Robert & Patricia Noble-Beasley.

**Comment [JK56]:** Responds to Submissions 39.16 and 39.20 DF & AE Smith Partnership & Ratanui Farming Partnership, 188.3 and 188.7 NZ Farm Forestry Association (Wellington Branch), 246.1 John McKinney, 271.37 Lyndon Enterprises Ltd, 411.32 Land Matters Limited, 416.16 Hamish and Leigh Wells, 424.11 C D Bowie, 425.13 Lutz Brothers Limited and CE Lutz, 487.12 Bellcamp Trust Company Ltd, 492.32 Kennott Trust Company Ltd and Kauri Trust, 493.16 Kumototo Nominees and Patone Holdings Ltd, 495.17 Mahaki Holdings Ltd and 500.20 Ngatotara Farms Limited and Rod Agar.

**Comment [JK57]:** Submissions 212.39 Quicksilver Enterprises Limited and 556.4 Noble-Beasley.

**Comment [JK58]:** Submissions 212.39 Quicksilver Enterprises Limited and 246.1 John McKinney.

**Comment [JK59]:** Submissions 188.13 NZ Farm Forestry Association (Wellington Branch), 212.39 Quicksilver Enterprises Limited and 246.1 John McKinney.

**Comment [JK60]:** Submissions 188.14 NZ Farm Forestry Association (Wellington Branch), 212.39 Quicksilver Enterprises Limited and 246.1 John McKinney.

**Comment [JK61]:** Submissions 188.15 NZ Farm Forestry Association (Wellington Branch), 212.39 Quicksilver Enterprises Limited, 246.1 John McKinney and 556.5 Noble-Beasley.

waterways as well as land slippage. The method used to harvest and remove logs from the site can mitigate these effects.

## Policy 7.7 – Extractive Industries

~~Ensure the effects (including reverse sensitivity) of existing or proposed extractive industries on rural zoned land are considered, and protect the amenity of rural environment when considering applications for extractive industries and any other new use, development and subdivision of land near to existing extractive industries.~~

~~When considering applications for extractive industries particular regard will be given to:~~

- ~~a) The social, economic and environmental benefits from utilising mineral resources within the District.~~
- ~~b) Ensuring that extractive industries are established and managed so that the significant adverse effects of the activities are remedied or mitigated as far as practicable. This includes:
 
  - ~~i. Preparing management, mitigation, and or rehabilitation plan(s).~~
  - ~~ii. Managing dust, noise, vibration, access and illumination to maintain amenity values.~~
  - ~~iii. Ensuring buildings and structures are appropriately located in relation to boundaries, and are of an appropriate scale.~~
  - ~~iv. Undertaking remedial measures during extraction operations; and~~
  - ~~v. Requiring sites to be rehabilitated.~~~~

### Explanation

~~Extractive industries are important to the local and regional economy, providing employment opportunities and material for roading, construction and other industry. In general, these activities are most appropriately located in the rural environment, away from the District's more populated areas. However, extractive industries are resource intensive and can have significant effects on the environment, and on people and communities. Accordingly, proposals to establish new extractive industries should avoid adverse effects on sensitive aspects of the existing local natural and physical environment.~~

~~Likewise, the ongoing operation of lawfully established extractive industries should be considered and given an appropriate degree of protection where other developments are proposed in the vicinity. Specifically, the potential for reverse sensitivity effects to arise should be avoided where proposed new uses may be particularly susceptible to the nuisance effects often attributed to extractive industries.~~

## Policy 7.8 – Intensive farming

~~Intensive indoor keeping of animals or Control the design and location of intensive farming on a large scale will be avoided in locations where there are actual or potential 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, on:~~

- ~~a) soils and water, due to runoff and soakage of high levels of nutrients or contaminants;~~
- ~~b) historic heritage sites and archaeological sites;~~
- ~~c) highly versatile soils;~~

### Reference

Objectives  
2.6 & 2.11

**Comment [MM62]:** Responds to Submission 92.72 Winstone Aggregates

### Reference

Objectives  
2.2, 2.6 &  
2.11

**Comment [JK63]:** Submissions 202.33 Department of Conservation, 237.6 Christopher Smith, 277.10 Poultry Industry Association & Egg Producers Federation of NZ.

- d) ~~indigenous biodiversity; and~~  
e) ~~the amenity and visual appreciation of rural landscapes.~~

**Comment [JK64]:** Responds to Submission 277.10 Poultry Industry Association & Egg Producers Federation of NZ.

### Explanation

Intensive agriculture including keeping animals indoors is a farming practice that is likely to result in large buildings on rural land and these activities also tend to be noisy or result in strong odours. The activity, for example indoor poultry or pig farming does not necessarily require productive soils and can operate on any land however due to the intensity of these activities they produce waste materials and runoff which has high levels of potential contaminants. The free draining nature of the sandy soils in large parts of the District, which are not *highly versatile soils*, means that there is a risk of these contaminants leaching into groundwater. In addition the need to create platforms for these buildings can flatten valued landforms or alter sites of historic significance. For all these reasons the rules that implement this policy require careful consideration of all potential effects in relation to intensive farming activities.

## Policy 7.9 – 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.**

**Potential adverse effects of new intensive farming activities, shelter belts, plantation forestry, extractive industries, and activities in the rural zones will be managed where they have the potential to conflict with, or compromise the productivity or overall viability of, lawfully established sensitive activities. New sensitive activities will not be enabled where existing primary productive activities are likely to generate adverse effects on the proposed sensitive activity.**

**Management of effects will include measures such as:**

- a) ~~locating potentially offensive activities as far as practicable from sensitive activities;~~
- b) ~~locating sensitive activities as far as practicable from potential nuisance effects generating activities;~~
- c) ~~the use of vegetated buffers along boundaries with sensitive activities for activities characterised by potential nuisance effects; and~~

**consideration of prevailing winds and their associated ability to intensify nuisance effects.**

### Reference

Objectives 2.6 & 2.11

### Explanation

Where potentially conflicting uses are located close to a zone edge, or where they are contained within a zone that anticipates a broad scope of land uses, specific management of interface effects is required to protect amenity values and continued land use rights. The rural environment anticipates activities which may be characterised by nuisance effects as a result of day-to-day operation, where the potential for conflict with other uses and zones is relatively high.

This policy works in conjunction with Policy 5.13 in the Living Environment Chapter and Policy 6.5 in the Working Environment Chapter to collectively provide a strategic approach to managing conflicting land uses. Insofar as the rural environment is concerned, the aim of this policy is twofold: 1) to manage the potential for new rural activities to adversely affect existing sensitive activities; and 2) to manage the potential for new sensitive

**Comment [JK65]:** Responds to Submissions 92.74 Winstone Aggregates, 208.38 Transpower New Zealand Ltd, 208.39 Transpower New Zealand Ltd, 212.40 Quicksilver Enterprises Limited, 277.10 Poultry Industry Association & Egg Producers Federation of NZ and 416.16 Hamish and Leigh Wells.

activities to compromise the productive potential of the rural environment or generate reverse sensitivity effects with existing rural activities.

### Policy 7.9A – 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, infrastructure (including the National Grid transmission corridor) and other existing lawfully established activities.**

#### Reference

Objectives  
2.6 & 2.11

**Comment [JK66]:** Responds to Submissions 92.74 Winstone Aggregates, 208.38 Transpower New Zealand Ltd, 208.39 Transpower New Zealand Ltd, 212.40 Quicksilver Enterprises Limited, 277.11 Poultry Industry Association & Egg Producers Federation of NZ and 416.16 Hamish and Leigh Wells.

### Policy 7.10 – 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 will be avoided where such a proposal would:**

- a) **prevent the use of highly versatile soils for primary production activities 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 and/or reduce rural character values between and around settlements;**
- d) **adversely affect the vitality of the District's Centres zones;**
- e) **make inefficient use of the transport network;**
- f) **result in an inefficient end use of energy;**
- g) **increase pressure for public services and infrastructure (including transport and community infrastructure) beyond existing capacity; or**
- h) **result in reduction in availability or productive potential of highly versatile or specialised soils; or**
- i) **give rise to significant reverse sensitivity effects with on rural activities.**

#### Refer

Objec  
2.3, 2.6 &  
2.11

**Comment [JK67]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK68]:** Submission 219.56 Horticulture New Zealand.

**Comment [JK69]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK70]:** Submission 271.33 Lyndon Enterprises Ltd

**Comment [JK71]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK72]:** Submission 219.56 Horticulture New Zealand.

**Comment [JK73]:** Submission 219.56 Horticulture New Zealand and Clause 16(2) of Schedule 1 of the RMA.

#### Explanation

In order to protect the unique character of the District's distinct urban and rural communities, to achieve the benefits from a consolidated urban form, and to sustain the productive potential of the rural environment, urban and rural residential development should not encroach into the wider rural environment. Rural development is anticipated but expected to retain average density appropriate to each zone. This Policy draws on the Council's Development Management Strategy (2007), and works in conjunction with other growth management policies in the Plan to achieve a strategic managing framework across all environments in the District.

**Policy 7.11 – Adding value to primary production: Ancillary buildings and activities On-site processing and retailing**

The ability to add value to *primary production activities* in the rural *environment zones* through *ancillary on-site processing and retailing* – including roadside stalls – will be provided for in a manner which *minimises avoids, remedies or mitigates* adverse *effects* on the safety and efficiency of the *existing transport network* and on *amenity values* of the rural *zones environment*.

In determining whether or not the scale of *effects* from the *ancillary building on-site processing and retailing* or activity is appropriate, particular regard shall *must be* given to:

- a) the *effects* generated by the *new ancillary building or activity* on the safety and efficiency of the *local transport network*;
- b) the *effects* generated by the proposed *ancillary building or activity* on landscape character and rural values of the surrounding *environment*;
- c) the appropriateness – in the design and total provision – of proposed access and *carparking for roadside stalls/retail outlets*;
- d) the extent to which any proposed screening and *landscaping* successfully mitigates potential visual impacts of the *ancillary building or activity*; and
- e) *whether or not any proposed sign on the site is associated with the ancillary building or activity, is excessively large, or is visually distracting to motorists*

Reference

- Objectives 2.6, 2.2.16 **Comment [JK74]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK75]:** Amended as a consequence of recommendations in the General/Plan-wide Section 42A report.
- Comment [JK76]:** Submission 451.5 R Crozier and J Allin.
- Comment [JK77]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK78]:** Amended as a consequence of recommendations in the General/Plan-wide Section 42A report.
- Comment [JK79]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK80]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK81]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK82]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK83]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK84]:** Clause 16(2) of Schedule 1 of the RMA.

**Explanation**

Enabling a limited amount of on-site processing and retailing facilities which are *ancillary to primary production activities* in the rural *environment* can have positive *effects* on social and economic well-being. Not only do such *ancillary* facilities provide an economic outlet for producers, but they also afford opportunities for important resources to be produced, processed, purchased and consumed locally. These opportunities, in turn, can aid the Community's ability to be resilient to environmental and economic system change.

Notwithstanding the potential for these positive *effects* to be realised, *ancillary* retail and processing activities should be of a scale, and located in such a manner, that does not unduly detract from the character of the rural *environment*, or the safety and efficiency of the *transport network*.

**Policy 7.12 – Household units and buildings**

New *household units* and other *buildings* in all the Rural Zones will be provided in a manner which *minimises avoids, remedies or mitigates* *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) *providing for a limited limiting the bulk and location and scale of accessory buildings; and buildings which are ancillary to primary production activities; and*
- c) clustering *buildings* as much as practicable; *and*
- d) *recognising the operational requirements for buildings ancillary to primary production purposes.*

Reference

- Objectives 2.3, 2.2.11 **Comment [JK85]:** Submission 451.5 R Crozier and J Allin.
- Comment [JK86]:** Submission 219.46 Horticulture New Zealand.
- Comment [JK87]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK88]:** Submission 219.46 Horticulture New Zealand.

**Explanation**

A major component of the District's rural character is the relatively limited presence of *buildings*. This is achieved through both relatively large minimum *allotment* sizes and limits to the number and size of dwellings and other *buildings* on a given rural *allotment*.

While the majority of the rural area should remain un-built upon to retain its general open character, and potential for primary productive uses, there are some benefits to clustering *buildings* (where there are more than one proposed for a given *site* or area) to minimise cumulative proliferation effects.

**Policy 7.13 – 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 productivity soils productive potential;
- c) avoid potential *reverse sensitivity effects* on adjacent *primary production activities* and other lawfully established rural uses;
- d) are at a scale and in locations that avoid creating or expanding urban settlements; and
- e) are at a scale consistent with landscape character for the relevant landscape character area as set out in Schedule 3.6

**Explanation**

The District Plan recognises that the District's residents have varied housing needs and preferences, including some preferences for rural residential living. The Rural Residential Zone provides for this type of living *environment* in locations and at a scale which allows for the productive functioning of the wider rural *environment*.

*Rural residential development* is enabled where soil productivity and the *existing subdivision* pattern do not support large scale *primary production activities* and in areas close to urban settlements.

**Policy 7.14 – Rural Dunes Zone**

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

- a) supports the primary production activity focus of the rural zones

**Reference**

Objectives  
2.3, 2.6 &  
2.11

**Comment [JK89]:** Submission 451.5  
R Crozier and J Allin.

**Reference**

Objectives  
2.3, 2.6 &  
2.9 & 2.11

**Comment [JK90]:** Submission 451.5  
R Crozier and J Allin.

**environment** while protecting the valued landforms and ecological character, including dunes and wetlands of the Rural Dunes z-Zone;

- b) retains an overall low density scale and intensity to retain an overall rural character;
- c) avoids non-rural activities, such as industrial, commercial or retail activities which are not related ancillary to primary production activities;
- d) ensures sensitive areas and areas of visually sensitive open space in the Rural Dunes Zone are protected by either retention in large allotments or legal and physical protection of areas or features;
- 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 [JK91]:** Submission 202.34 Department of Conservation, Clause 16(2) of Schedule 1 of the RMA and amended as a consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK92]:** Responds to Submissions 136.1 New Zealand Wind Energy Association, 138.1 Bride Coe, 446.1 Allan Darragh, 548.1 Marian Cox, 581.1 N Antcliff, 715.5 Samantha Sharif and Mike Everest.

**Comment [JK93]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK94]:** Responds to Submissions 136.1 New Zealand Wind Energy Association, 138.1 Bride Coe, 446.1 Allan Darragh, 548.1 Marian Cox, 581.1 N Antcliff, 715.5 Samantha Sharif and Mike Everest.

**Policy 7.15 – 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 environment 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 soil land resource;
- c) allows for clustered development in appropriate areas; and
- d) retains an overall low density, vegetated character and minimal level of non-rural activity; and
- 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.

**Reference**

**Comment [JK95]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK96]:** Clause 16(2) of Schedule 1 of the RMA and amended as a consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK97]:** Submissions 219.47 and 219.58 Horticulture New Zealand and Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK98]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK99]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK100]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK101]:** Submission 219.47 Horticulture New Zealand.

**Comment [JK102]:** Submission 451.5 R Crozier and J Allin.

**Policy 7.16 – 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 environment zones while protecting the valued outstanding natural features and landscapes and ecological character sites of in the Rural Hills Zone;
- b) minimises the extent of proposed changes to natural landforms, and adverse effects of proposed development on erosion-prone land susceptible to erosion (as identified on the District Plan Maps);
- c) retains low overall allotment lot density, and avoids, remedies or mitigates potential adverse effects arising from any proposed subdivision of land into lots of less than 20ha; and
- d) ensures that any buildings or dwellings proposed are designed and

**Refer**

**Comment [JK103]:** Responds to Submission 92.78 Winstone Aggregates, 327.64 Waa Rata Estate, Clause 16(2) of Schedule 1 of the RMA, and amended as a consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK104]:** Responds to Submission 327.64 Waa Rata Estate.

**Comment [JK105]:** Responds to Submissions 169.4 Julie Browne, 212.41 Quicksilver Enterprises Limited, 271.35 Lyndon Enterprises Ltd, 327.64 Waa Rata Estate, and Clause 16(2) of Schedule 1 of the RMA.

- located in a manner which minimises visual and landscape effects on **dominant ridgelines** visibility from the Rural Dunes, Rural Plains and State Highway 4; and
- e) provides sites which are capable of accommodating a **primary residential building** which is not at risk subject or likely to be subject to from identified **natural hazards**.

**Comment [JK106]:** Responds to Submissions 212.41 Quicksilver Enterprises Limited, 271.35 Lyndon Enterprises Ltd, 443.19 Allan A Smith.

**Comment [JK107]:** Responds to Submission 327.64 Waa Rata Estate.

### Explanation for Policies 7.14 – 7.16

The District's rural *environment* is defined by three areas of distinct landscape character: the dunes, the plains and the hills. In order to enable *primary production activities* to be undertaken in a manner that is sympathetic to the unique context for each of these areas, the District Plan categorises the areas into separate land use *zones*.

The Rural Dunes Zone is characterised by remnant dunes, inter-dunal plains and *wetlands*. *Development* should be sympathetic to this character by protecting *dominant dune ridges* and other prominent natural landforms. Clustering *allotments* with *buildings* and *structures* can assist in retaining *natural character* in the dune *environment* where large balance areas are retained. Retention of this character is also reliant upon minimal *earthworks* or deformation of natural landforms, and through the design, construction and finishing of *buildings* and *structures* in a sympathetic manner.

All *development* in the Rural Plains zone should be managed to minimise any loss in *productive potential* for these *highly versatile* and *specialised soils*. Retention of large *allotment* sizes and clustering of *buildings* can mitigate this possible loss in *productive potential*, particularly where *buildings* can be grouped in areas characterised by less productive soils on site. Clustering can also be a useful tool in the Rural Plains Zone, where the District's most fertile soils are typically found. Where less valuable soils are not present on rural *allotments*, clustering can still contribute positively by retaining larger balance areas to be utilised for primary production, and maintaining rural character and spaciousness. Notwithstanding the positive contribution that clustering can make, this should also be balanced against the potential adverse *effects* on rural character which can arise from an over-proliferation of *buildings* in any one area.

The Rural Hills Zone is defined by steep landscapes, stream and river valleys, and a mixture of vegetated and pastoral areas. *Development* in this area should be sympathetic to its prominent and unique landscape values by retaining large *allotment* sizes, minimising landform deformation, and avoiding erosion *effects*.

### Policy 7.17 – Rural Eco Hamlet Zone

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

#### Reference

- Objec  
2.3, 2  
2.9 &  
**Comment [JK108]:** Submission 451.5 R Crozier and J Allin.
- Comment [JK109]:** Responds to Submission 263.21 Maypole Environmental Ltd and Clause 16(2) of Schedule 1 of the RMA.



- a) ensure that landform dictates the shape and design of roads, lots and location of 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 sensitive the existing landforms and natural features including general contours and prominent landforms, areas of native bush, wetlands, streams and their margins preventing sedimentation of any waterbodies;
- c) use infrastructure and other services efficiently, buildings are designed and oriented to maximise water and energy efficiency and minimise light pollution while ensuring public health is maintained;
- d) incorporate the use of local-renewable energy generation systems is encouraged where practicable;
- e) building design /building form reflects local character, in buildings, including having cladding and colour schemes that are in harmony with the natural landscape and having low reflective qualities;
- f) open space and rural character are protected and enhanced by retain maintaining an appropriate overall rural-type low density and ratio of development intensity to open space and retain larger balance lots to enable land to be utilised for a range of primary production activities;
- 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) integrate stormwater treatment and management systems are designed to integrate into the landscape to minimise storm-water runoff resulting from development and protect water quality, and any associated native ecosystems or habitats;
- k) any development and subdivision ensures that individual lots are landscaped and planted in a manner that: that reduces the visual bulk of buildings; integrates buildings into the landscape; provides shade and windbreaks; and maintains visual privacy; i) limits the linear planting, including of hedges and shelter belts, along property boundaries; and j) maintains sufficient separation distance between buildings and vegetation and regionally significant infrastructure;
- l) any development maintains and the ecological health of water bodies, wetlands and aquatic habitats, and prevent the degradation of environmentally sensitive areas, native flora and fauna; retains and enhances blue and green corridors (waterways and native bush areas) as a feature of the zone;
- m) integrate integration and the protection of areas of historic heritage features, ecological sites, geological sites, and outstanding natural features and landscapes sensitive natural features; and
- n) development provides an integrated transport network which enables for walkable communities with generous provision for walking, cycling and horse riding trails, including non-motorised access along watercourses and open space areas;
- o) 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; and
- p) Adverse effects on the transmission lines (including the National Grid Transmission Corridor) are avoided, remedied or mitigated including through the design and layout of subdivision, use and development and

**Comment [JK110]:** Responds to Submission 237.9 Christopher Smith.

**Comment [JK111]:** Responds to Submission 263.21 Maypole Environmental Ltd.

**Comment [JK112]:** Responds to Submission 263.21 Maypole Environmental Ltd.

**Comment [JK113]:** Responds to Submission 263.21 Maypole Environmental Ltd and Submission 165.6 Peter Gibson.

**Comment [JK114]:** Responds to Submission 263.21 Maypole Environmental Ltd

**Comment [JK115]:** Responds to Submission 263.21 Maypole Environmental Ltd and Submission 165.7 Peter Gibson

**Comment [JK116]:** Responds to Submission 263.21 Maypole Environmental Ltd.

**Comment [JK117]:** Responds to Submission 263.21 Maypole Environmental Ltd and amended as a consequence of recommendations in the Section 42A report on Chapter 3 Natural Environment.

**Comment [JK118]:** Responds to Submission 263.21 Maypole Environmental Ltd.

**the nature and extent of earthworks.**

**Comment [JK119]:** Responds to Submission 263.21 Maypole Environmental Ltd and Submission 208.40 Transpower New Zealand Limited.

**Explanation**

The Rural Eco-Hamlet zones are located adjacent to areas identified for future urban development. The land in the Rural Eco-Hamlet zone is undulating dunes with interdune areas. In Waikanae North the Rural Eco-Hamlet zone has high voltage transmission lines passing through it. There are locally and regionally significant ecological areas, *significant amenity landscapes*, *waahi tapu* sites, heritage trees and heritage buildings within the Eco-Hamlet zone which need to be considered as part of the *structure plan* and subsequent *development* of these areas.

The *structure plan* for Waikanae North and Ōtaki North Eco-Hamlets have been developed and approved as part of this District Plan and is included in Rural Environment Appendix 7.4 and 7.5 respectively, which can be found in Volume 2 of this plan. The rules that implement this policy require development to occur in accordance with the areas identified on the *structure plan*.

The proposed Wellington Northern Corridor Road of National Significance or the designated *Western Link Road* corridor passes through the Ngarara Precinct which forms part of the Rural Eco-Hamlet zone.

**Policy 7. 18 – Ngarara Precinct**

Ensure that *development* in the Ngarara Precinct enables connections to and integration with other land in the Rural Eco-Hamlet Zone, and incorporates the principles outlined in Policy 7.17, and is developed in accordance with the Ngarara Precinct Structure Plan (Rural Appendix 7.2) and Ngarara Precinct Management Principles (Rural 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.

**Reference**

Objectives  
2.3, 2.6,  
2.9 & 2.11

**Explanation**

The Ngarara Precinct forms part of the Rural Eco-Hamlet Zone in Waikanae North and consists of *clustered development* areas surrounded by a balance of rural and

**Comment [JK120]:** Responds to Submission 263.21 Maypole Environmental Ltd.

conservation activities. The goal of the precinct is to retain the distinctive character of the site by the careful integration of built form with its rural coastal setting.

*Development* within this precinct is limited to create four distinct hamlets set within farmland and open spaces with the resulting overall density being very low. The comprehensively designed Eco-Hamlets provide a rural living experience in a landscape which reflects and enhances the *existing environment*. The Eco-Hamlets will not normally be serviced with water supply and wastewater disposal systems from the reticulated public services, instead on-site supply, management and conservation techniques are to be used.

The precinct is based on a *Structure Plan* within which are a series of Eco-Hamlets, as identified on the Ngarara Precinct *Structure Plan* map. The *development* of each Eco-Hamlet will be guided by specific management guidelines relating to Environmental Outcomes and anticipated form that dictate the form and nature of *development*, and overarching management principles.

The *Structure Plan* is attached as Rural Environment Appendix 7.2. This includes the Ngarara Precinct *Structure Plan* map, along with 'Ngarara Precinct Eco-Hamlet Areas' called "Smithfield", "Ngapara", "Lamberts", "Kawakahia" and "Kukutauaki" which provide details on the features to be protected, overall principles and outcomes, and anticipated land uses and form for the Ngarara Precinct. The Ngarara Precinct Management Principles (contained within Rural Environment Appendix 7.3) provides principles for consistency that apply across the entire precinct.

### Policy 7.19 – Future Urban Structure Plan Areas Zones [Clause 16(2) of Schedule 1 of the RMA]

**In all areas shown as Future Urban Development Zones on the planning 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 approved structure plans approved by way of a change to the District Plan.**

#### Explanation

The Council has identified a long term growth management strategy which includes land north of Waikanae and Ōtaki considered suitable for future urban use. Much of the area north of Waikanae (e.g. the Ngarara Zone and the Waikanae North Development Zone) has already been zoned for urban development, so these are no longer "Future Urban" although they are not yet fully developed. The urban development of the Future Urban areas north of Ōtaki and the remaining future urban areas north of Waikanae is not desirable in the short-term, but there is a need to ensure that any ad hoc subdivision and development of the area in the interim period does not result in fragmentation that may jeopardise the long-term potential of the area to be urbanised. Once the area is required for urban use, it is important that it be planned in an integrated and comprehensive manner. The requirement to prepare a *structure plan* and subsequently develop these areas in accordance with approved *structure plans* will ensure a positive transition from rural to urban use.

#### Reference

Objectives  
2.3, 2.6,  
2.9 & 2.11

**Comment [JK121]:** Clause 16(2) of Schedule 1 of the RMA.

### Policy 7.20 – Maintaining Low Rural Density

The *subdivision* of balance *allotments* in the Rural Dunes and Rural Eco-Hamlet, Rural Plains, and Rural Hills 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.

#### Explanation

The Plan provides for the *subdivision* of land through the use of minimum and average *lot* size standards. This enables *clustered development* with the retention of larger balance areas to be utilised for primary production, and to maintain rural character and spaciousness through ensuring a low density of *development*. However with the change in ownership and over time, balance *lots* often come under pressure to be further subdivided. If this were to be allowed, the overall rural density would increase beyond what has been accepted as part of the District Plan review and adoption process. Further intensification not only increases the potential cumulative *effects* from associated *development* but can also erode the community's overall confidence in the Plan and Council's ability to manage *subdivision* and *development*. To ensure the low density and form of *development* is maintained, permanent legal restrictions on further *subdivision* of balance *lots* will in most cases be applied to rural *subdivision* creating these *lots*.

### Policy 7.21 – Minor subdivision

Minor *subdivision* will be provided for in the Rural Zones where the resulting *allotment* 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.

#### Explanation

Minor *subdivisions* (including *boundary adjustments*) are provided for where they result in no increase in *development* potential or *allotment* density. The Plan recognises that such *subdivisions* can frequently provide for improved land use and amenity outcomes, with minimal impact on the *environment*. Accordingly, these proposals are managed differently from more traditional *subdivision*.

### Policy 7.22 – Paraparaumu North Rural Precinct

*Subdivision*, *use* [451.5] and *development* in the Paraparaumu North Rural Precinct will be undertaken in a manner and at a rate that:

#### Reference

Objectives  
2.3 & 2.11

**Comment [JK122]:** Amended as a consequence of the deletion of Rule 7A.3.2.1(g), in response to Submission 372.16 and others.

#### Reference

Objectives  
2.3 & 2.11

#### Reference

Objectives  
2.3 & **Comment [JK123]:** Submission 451.5 R Crozier and J Allin.

- a) reinforces the area Precinct's:
  - i) primary function as a gateway to Paraparaumu with a focus on the protection of ecological sites and maintenance or enhancement of natural environment features, significant amenity landscapes and values; and
  - ii) allows a transitional rural density whereby natural bush and wetlands provide separation;
- b) maintains or enhances avoids adverse impacts on:
  - i) the safe, efficient function of the strategic transport network;
  - ii) the natural and surrounding rural character and amenity values of the area; and
- c) ~~iii)~~ protects outstanding natural feature and landscapes values which form a backdrop to this p-Precinct.

- Comment [JK124]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK125]:** Responds to Submission 372.13 Michael and Elizabeth Welch.
- Comment [JK126]:** Responds to Submission 372.13 Michael and Elizabeth Welch.
- Comment [JK127]:** Responds to Submission 372.13 Michael and Elizabeth Welch.
- Comment [JK128]:** Submission 451.5 R Crozier and J Allin and Clause 16(2) of Schedule 1 of the RMA.

**Explanation**

The Paraparaumu North Rural precinct allows a greater level of subdivision on land to the north of Paraparaumu along the State Highway 1 corridor to the Otaihanga Road intersection than is permitted in the rural plains, in a localised area which forms the entrance to Paraparaumu from the north. This area is characterised by extensive areas of native vegetation and outstanding natural landscapes.

In order to recognise the proximity to the urban area and the visual sensitivity of the area, an average density of 2ha will be able to be achieved if additional development is not visible from State Highway 1 or the beach. In addition screening and landscaping associated with new development will need to integrate with and enhance the surrounding indigenous vegetation.

**Policy 7.23 – 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 the island's cultural, wildlife, ecological and heritage values; and
  - d) supports the island's primary role as a nature reserve.

**Reference**

- Object 2.1, 2.11 **Comment [JK129]:** Submission 451.5 R Crozier and J Allin.
- Comment [JK130]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK131]:** Submission 202.37 Department of Conservation.

**Explanation**

Kāpiti Island is primarily a nature reserve with a rich cultural and historic heritage and it has an important role in the conservation of indigenous biodiversity. It is a key visitor location for the District as well as a nationally recognised bird sanctuary.

The northern portion of the Island is zoned rural along with Motungarara (Fishermans Island), Tohoramaurea (Browns) Island and Tokomapuna (Aeroplane) Island. There are a small number of dwellings and visitor facilities located on Kāpiti and Fishermans Islands which are mostly located either at the northern end of Kāpiti Island or in the centre.

~~Developments on the Islands are run self sufficiently in terms of energy, water and waste management.~~

~~The potential adverse effects of additional dwellings or visitor accommodation on the Islands could be significant. The risk of the introduction of animal and plant pests on the conservation activities on the Islands and the visual effect of buildings and lighting and the impacts of wastewater and waste products on natural systems must be appropriately managed.~~

### Policy 7.24 – 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 Environment 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.~~

#### Explanation

~~The Peka Peka North Rural Residential Precinct is an area of approximately 32 hectares which was subject to a structure plan to create rural residential lots with large areas of riparian and recreation reserves. The earthworks associated with the subdivision have resulted in a series of ponds which over flow into the Kowhai (Hadfield) stream. The structure plan has resulted in small rural residential lots being balanced by the large reserve areas to achieve a rural density. The structure plan includes ongoing requirements relating to planting, grazing and the location and style of fencing within the precinct.~~

#### Reference

Object 2.3 & **Comment [JK132]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK133]:** Amended as a consequence of recommendations in the General/Plan-wide Section 42A report.

## 7.1.2 Rules and Standards

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

### Summary table

The following table is intended as a guide only and does not form part of the District Plan. Refer to specified rules for detailed requirements. Pe refers to Permitted Activities, C to Controlled Activities, RD to Restricted Discretionary Activities, D to Discretionary Activities, NC to Non-Complying Activities and Pr to Prohibited Activities.

**Comment [JK134]:** Deleted as recommended in the General/Plan-Wide s42A report.

Uses/Activities	Rule	Pe	C	RD	D	NC	Pr
<b>Rural zones</b>							
Agricultural and horticultural activities (which are not intensive farming) which meets standards	7A.1.2	●					
1 household unit and 1 minor flat per lot which meets standards	7A.1.4	●					
1 household unit and one minor flat 1 standard not met	7A.3.1			●			
More than 1 household unit and one minor flat and other activities where two or more permitted activity standards are not met	7A.5.1					●	
Farm tracks (not in outstanding landscapes or other sensitive natural features or areas) which meet standards	7A.1.5	●					
Planting and harvesting of Plantation Forestry and shelterbelts which is not on high or very high erosion prone land (mapped) which meets standards	7A.1.3	●					
Planting and harvesting of Plantation Forestry and shelterbelts which is on high or very high erosion prone land (mapped) or which has high wilding potential which meets standards	7A.3.			●			
Planting of Plantation Forestry and shelterbelts does not meet standards	7A.5.					●	
Intensive farming which meets standards	7A.3.3.			●			
Intensive farming which does not meet standards	7A.5.5					●	
Extractive industries which meet standards	7A.3.4		●				
Extractive industries which do not meet standards	7A.5.4					●	
Boundary adjustments and subdivision in all rural zones where no additional lots are created	7A.2.3		●				
Subdivision in Rural Dunes Zone which meets standards	7A.3.2			●			
Subdivision in Rural Plains Zone which meets standards	7A.3.2			●			
Subdivision in Rural Hill Zone which meets standards	7A.3.2			●			
Subdivision in Rural Residential Zone which meets standards	7A.3.2			●			
Subdivision in all Rural Zones which does not meet standards	7A.5.4					●	
Subdivision in Future Urban Development Zone	7A.5.3					●	
Industrial and commercial activities which are not home occupations in all Rural Zones	7A.5.8					●	

Uses/Activities	Rule	Pc	C	RD	D	NC	Pr
Intensive farming in Water Collection Areas	7A.5.5					●	
Commercial helicopter operations in all rural zones.	7A.5.6					●	
<b>Coastal Environment</b>							
<i>Buildings in the Rural No-build Coastal Hazard Management Area</i>	4A.6	●		●			●
<i>Subdivision or development in areas of high natural character</i>	4A.3 and 4A.5			●		●	
<b>Landscape</b>							
<i>Earthworks</i>	3A.1-5	●		●		●	
<b>Ecology</b>							
<i>Vegetation modification</i>	3A.1-5	●		●	●	●	



**Rule 7.0. Applicability of Rules 7A.1 – 7A.6** [Clause 16(2) of Schedule 1 of the RMA]

Rules 7A.1 – 7A.6 shall apply only to land within the Rural Zones. For the avoidance of doubt, where a *site* comprises more than one zoning, the provisions of each *zone* shall be considered for those parts of the *site* within each *zone*. Unless otherwise specified, all rules, standards and matters of control/discretion shall apply to all Rural Zones. Where there is a conflict between any rule or standard in this chapter and any other chapter, the more stringent rule or standard shall apply except where the proposed activity is undertaken in accordance with conditions of a resource consent granted under Rule 7A.3.6 or Rule 7A.3.7

**Comment [JK135]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK136]:** Responds to Submission 263.22 Maypole Environmental Ltd.

- Notes:** [1] Notwithstanding the activity category defined by Rules 7.1 to 7.5 for any activity in the Rural Zones, attention is also drawn to the rules:
- [a] in Chapters 3, 9, 11 and 12 which apply to matters which apply across all zones in the District – for example, transport, financial contributions ~~and hazardous substances~~; and
  - [b] in Chapters 3, 4, 9, 10 and 11 that apply to special features identified on the Planning Maps – for example listed Historic Heritage items.

The rules in these chapters may identify the activity as (or result in the activity being) a different activity category than expressed below. Additional clarity on activity category determination is provided in Chapter 1 (Section 1.1).

**Rule 7A.1. Permitted Activities**

The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

Permitted Activities	Standards	Reference
1. Any activities on land in any Rural Zone which are <del>is</del> not otherwise specified as a Permitted, Controlled, Restricted Discretionary, Discretionary, Non-Complying or Prohibited activities and comply with	1. <del>Activities shall not generate contaminants which create a nuisance effect at or beyond the boundary of the site on which the activity is occurring. The activity complies with all permitted activity standards in Rule 7A.1; and</del> 2. <u>All permitted activity standards under Rules 3A.1, 9B.1, 9C.1, 9D.1, 9E.1, 10A.1, 11A.1, 11B.1, 11C.1, 11P.1, 12B.1, 12C.1 and 12D.1.</u>	<u>Policies 7.1, 7.4, 7.9 &amp; 7.12</u>

**Comment [JK138]:** Deleted as recommended in the General/Plan-Wide s42A report.

**Comment [JK137]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.1. Permitted Activities**

The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

Permitted Activities	Standards	Reference
<p>all permitted activity standards in this chapter and all permitted activity standards under Rules 3A.1, <del>4A.1</del>, 9B.1, 9C.1, 9D.1, 9E.1, 10A.1, 11A.1, 11B.1, 11C.1, 11P.1, 12B.1, 12C.1 and 12D.1</p>		
<p>2. Pastoral and arable farming, planting and maintenance of <i>plantation forestry</i>, <i>shelterbelts</i> [219.53], <i>outdoor (extensive) pig farming</i>, horticulture, viticulture and orchards in all Rural Zones.</p> <p><b>Note:</b> See Chapter 3 <i>Natural and Coastal Environment for additional rules and standards applying to the planting of shelterbelts or plantation forestry within ecological sites, outstanding natural features and landscapes, geological sites or historic heritage features.</i></p>	<p>1. <del>No <i>plantation forestry</i> or <i>shelterbelt</i></del> vegetation which will grow to a height of more than 6 metres shall <del>must not</del> be planted:</p> <p>a) within <del>20</del> 10 metres of any waterbody whose bed has an average width of 3 metres or more;</p> <p>b) within <del>50</del> 30 metres of an <i>existing primary residential building</i> on an <del>adjacent adjoining</del> property <del>under separate ownership</del>; or</p> <p>c) within 10 metres of any legal <i>boundary</i> of any <del>site</del> <i>lot</i> held under <del>separate</del> a separate Certificate of Title <del>except where land within an adjoining property in close proximity to the legal boundary of the lot is also in plantation forestry or it is in the same ownership</del>, whichever is greater; or</p> <p>d) within a minimum of 10 metres of any <i>road boundary</i>.</p> <p>2. <del>Each site containing a</del> on which <del>plantation forest</del> <i>forestry</i> activities are undertaken shall have a <i>formed vehicle access</i> designed and built for the entry and exit of fire fighting vehicles providing access from a <i>formed legal road</i> to each <i>plantation forest</i> area, <del>and which shall meet the following minimum requirements:</del></p> <p>a) 2.5 metres in width; <del>and</del></p> <p>b) 2.8 metres in unobstructed height (i.e. clear from vegetation, <i>buildings</i> and <i>structures</i>).</p>	<p><del>Policies 7.1, 7.2, 7.4, 7.5, 7.6 &amp; 7.9</del></p>
<p>3. Harvesting of <i>plantation</i></p>	<p>1. Harvesting of <i>plantation forestry</i> shall not:</p>	<p><del>Policies 3.8, 3.22,</del></p>

- Comment [JK141]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK142]:** Responds to Submissions 100.29 Egon Guttke, 102.9 Irena Guttke, 188.19 NZ Farm Forestry Association (Wellington Branch), 212.42 Quicksilver Enterprises Limited.
- Comment [JK139]:** Responds to Submission 219.53 Horticulture New Zealand.
- Comment [JK143]:** Responds to Submission 212.42 Quicksilver Enterprises Limited.
- Comment [JK144]:** Responds to Submission 250.46 Federated Farmers of New Zealand.
- Comment [JK145]:** Responds to Submission 320.33 Carter Family of Reikorangi.
- Comment [JK146]:** Responds to Submission 250.46 Federated Farmers of New Zealand.
- Comment [JK147]:** Clause 16(2) of Schedule 1 of the RMA and in response to Submission 451.5 R Crozier and J Allin.
- Comment [JK140]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.1. Permitted Activities**

The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

Permitted Activities	Standards	Reference
forestry on land in all Rural Zones.	<p>a) exceed 10 hectares in area in any 12 month period.</p> <p>b) <del>be undertaken within 20 metres of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the forestry plantation.</del></p> <p>2. <b>Advice Note:</b> A fire plan in accordance with the New Zealand Environmental Code of Practice for Plantation Forestry shall <del>must</del> be completed for all <i>plantation forestry</i> areas prior to harvesting by the forest owner or harvesting company and certified by the Wellington Rural Fire Authority Officer prior to commencing any commercial forest harvesting. <del>This shall include an assessment of access and transportation arrangements.</del></p>	7.4, 7.5, 7.6, 7.9, 9.2 & 9.24
4. Buildings and structures in all rural zones except in the Paraparaumu North Rural Precinct:	<p>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 <del>size</del> <i>total floor area</i> of a <i>minor flat</i> shall be 54m<sup>2</sup> and the maximum <i>total</i> floor area for a <i>sleep out</i> shall be 30m<sup>2</sup>.</p> <p>2. All <i>habitable buildings</i> shall have a <i>formed vehicle access</i> designed and built for the entry and exit of fire fighting vehicles and shall meet the following minimum requirements:</p> <p>a) <del>2.5</del> 3 metres in width; and</p> <p>b) 2.8 metres in unobstructed <i>height</i> (i.e. clear from vegetation, <i>buildings</i> and structures).</p> <p>3. The maximum <i>height</i> from <i>original ground level</i> of any:</p> <p>a) accessory farm <i>building</i> shall be 10 metres</p> <p>b) <i>habitable building</i> shall be 8 metres</p> <p>c) <i>building</i> on Kāpiti Island where the maximum height shall be 8 metres; and</p> <p>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 Lots 3, 4 and 8 where the maximum <i>height</i> is 5.5 metres.</p> <p>4. <i>Buildings</i> shall not be sited on top of <i>dominant ridgelines</i> or <i>dominant sand dunes</i>, or in such proximity to the <i>dominant ridgeline /dominant dune ridge</i> that more than <del>4</del> 3 metres of the <i>height</i></p>	Policies 3, 2, 3.24, 7.1, 7.4, 7.10, 7.12 & 9.24

**Comment [JK148]:** Responds to Submission 188.22 NZ Farm Forestry Association (Wellington Branch) and Submission 212.43 Quicksilver Enterprises Limited.

**Comment [JK149]:** Responds to Submission 188.22 NZ Farm Forestry Association (Wellington Branch) and Submission 212.43 Quicksilver Enterprises Limited.

**Comment [JK151]:** Submission 451.5 R Crozier and J Allin and clause 16(2) of Schedule 1 of the RMA.

**Comment [JK152]:** Responds to Submissions 165.9 Peter Gibson, 440.53 Kāpiti Coast District Council and 550.38 Cuttriss Consultants Ltd.

**Comment [JK153]:** Responds to Submission 440.53 Kāpiti Coast District Council.

**Comment [JK154]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK150]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK155]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK156]:** Responds to Submission 327.66 Waa Rata Estate.

**Comment [JK157]:** Responds to Submissions 327.66 Waa Rata Estate, 380.24 Barry, Suzanne and Timothy Mansell, 408.16 USNZ Forestry Group Limited, 411.34 Land Matters Limited, 416.17 Hamish and Leigh Wells, 424.13 CD Bowie, 425.15 Lutz Brothers Limited and CE Lutz, 493.18 Kumototo Nominees and Patone Holdings, 495.21 Mahaki Holdings Ltd, 497.5 RNR Trust, 500.21 Ngatotara Farms Limited and Rod Agar.

**Rule 7A.1. Permitted Activities**

The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

Permitted Activities	Standards	Reference
	<p>of the <i>building</i> protrudes above the ridgeline <del>when viewed from any public place (i.e. beach, reserve or road),</del> when measured vertically from the ridgeline/ridge to the roofline of the building.</p> <p>5. 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.</p> <p>6. <del>No <i>habitable building</i> sensitive activities shall be located within 50 metres of a building or enclosure containing a lawfully established</del> <i>an intensive farming activity</i> on an <del>adjacent adjoining</del> <i>site</i>.</p> <p>7. The minimum <b>yard</b> requirements for any <i>site</i> shall be:</p> <ul style="list-style-type: none"> <li>a) <i>front yard</i> <ul style="list-style-type: none"> <li>i. All buildings shall be set back at least 10 metres from a road boundary.</li> <li>ii. Intrusions of eaves up to 0.6 metres are excluded.</li> </ul> </li> <li>b) <i>side and rear yards</i> <ul style="list-style-type: none"> <li>i. All <i>buildings</i> (other than <i>intensive farming buildings</i>) shall be set back at least 5 metres from a side or rear <i>yard boundary</i>.</li> <li>ii. Intrusions of eaves up to 0.6 metres are excluded.</li> </ul> </li> </ul> <p><b>Note:</b> For intensive <i>farming</i> standards refer to the <i>Restricted Discretionary Activity</i> Standards.</p> <p>8. All parts of <i>buildings</i> must fit within a <i>height envelope</i> (refer to definition and diagrams in chapter 1) which:</p> <ul style="list-style-type: none"> <li>a) commences at a point 2.1 metres above the property <i>boundary</i>; and</li> <li>b) inclines inwards at right angles to the <i>boundary</i> and at a vertical angle of 45 degrees.</li> <li>c) Where there is a right-of-way or an <i>access strip/leg</i> <del>immediately adjacent to adjoining,</del> and on the other side of, the property <i>boundary</i>, the <i>height envelope</i> shall be measured from a point 2.1 metres above a point midway across the right-of-way or <i>access strip/leg</i>.</li> </ul> <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>	

**Comment [JK158]:** Responds to Submission 277.13 Poultry Industry Association & Egg Producers Federation.

**Comment [JK159]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK160]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.1. Permitted Activities**

The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

Permitted Activities	Standards	Reference
	9. Any new residential [451.5] building shall comply with all permitted activity standards under Rule 9B.1.2 9A.1.4, 11A.1.12 or 11A.1.13.	
5. Farm tracks on private land for permitted farming activities on land in all rural zones. <del>which is not within outstanding natural or significant amenity landscapes shown on the District Wide Zone Maps.</del>	1. <del>Farm tracks shall must not exceed 4.6 metres in width and shall be ancillary to agricultural or horticultural permitted farming activities on the site.</del> 2. <del>Earthworks cut or fill shall not exceed 1.2 metres of vertical distance.</del> 3. <del>Earthworks shall not be undertaken within 20 metres of a waterbody, including wetlands.</del>	Policies 3.2, 3.22, 3.23, 7.1, 7.4, 7.6, 9.19 & 9.21
<b>Note:</b> See Chapter 3 Natural and Coastal Environment, Chapter 9 Hazards and Chapter 10 Historic Heritage for further rules and standards for earthworks, including farm tracks, within ecological sites, outstanding natural features and landscapes, geological sites, historic heritage features, flood hazard areas and areas of outstanding or high natural character that must be complied with.		
6. Home occupations in all	1. All permitted standards for buildings, traffic generation and environmental nuisances are	Policies 7.1, 7.4,

- Comment [JK161]:** Submission 451.5 R Crozier and J Allin.
- Comment [JK164]:** Clause 16(2) of Schedule 1 of the RMA.
- Comment [JK165]:** Responds to Submission 100.32 Egon Guttke, 102.32 Irena Guttke and 443.22 Allan A Smith.
- Comment [JK166]:** Responds to Submission 250.49 Federated Farmers of New Zealand.
- Comment [JK167]:** Responds to Submissions 100.33 Egon Guttke, 102.33 Irena Guttke, 165.11 Peter Gibson, 231.15 Richard Swan, 327.67 Waa Rata Estate and 443.22 Allan A Smith.
- Comment [JK168]:** Responds to Submission 320.37 Carter Family of Reikorangi.
- Comment [JK162]:** Responds to Submission 320.36 Carter Family of Reikorangi.
- Comment [JK163]:** Responds to Submission 250.49 Federated Farmers of New Zealand.

**Rule 7A.1. Permitted Activities**

The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

Permitted Activities	Standards	Reference
<i>rural zones.</i>	<p>complied with.</p> <p>2. The floor area used (whether temporary or permanent) shall not exceed 40m<sup>2</sup>.</p> <p>3. No more than one non-resident person shall be employed.</p> <p>4. On-site vehicle parking for non-resident employees, deliveries and customers shall be provided in accordance with the design requirements set out in Chapter 11 – <i>Infrastructure</i>.</p> <p>5. No deliveries shall be made to the <i>site</i> between the hours of 7pm and 7am.</p> <p>6. Retail activities:</p> <p>a) shall 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 retail (whether temporary or permanent) shall not exceed 10m<sup>2</sup> (this is to be included within the maximum floor area used set out in (2)).</p>	7.11, 6.17 & 6.24
7. Activities on Kāpiti Island and off shore islands.	<p>1. <b>Rubbish Disposal:</b> Apart from matter that is biodegradable, all other <i>waste</i> material shall be removed from the island.</p> <p>2. <b>Fire Safety:</b> A fire-fighting 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) shall be able to be connected either to seawater or to a fire water storage tank of minimum 4,500 litres capacity.</p> <p>3. <b>Rodents/Mustelids/Animals:</b> Adequate provision shall be made to ensure rodents <u>and mustelids</u> 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><del>Policies 3.1, 3.3, 3.8, 3.15, 4.2, 4.4, 4.7, 7.9, 7.14, 9.24, 11.11, 11.20 &amp; 11.28</del></p> <p>[Deleted as recommended in the General/Plan-Wide s42A report]</p>

**Comment [JK169]:** Responds to Submission 202.42 Department of Conservation.

**Comment [JK170]:** Responds to Submission 202.42 Department of Conservation.

**Rule 7A.1. Permitted Activities**

The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

Permitted Activities	Standards	Reference
	<p>4. <b>Household units:</b> A maximum of 16 <i>household units</i> is permitted to be located on Kāpiti Island and off-shore islands (including Department of Conservation <i>buildings</i>). They shall be designed to not be visible from the <i>beach</i> and shall be of <i>recessive</i> colours or materials. The <i>household units</i> shall comply with all <i>permitted activity</i> standards for permitted buildings in <del>Rule 7A.1.3.2 To 7A.1.3.7</del> 7A.1.4 above.</p>	
8. <del>Removal of vegetation for fire breaks in all Rural Zones</del>	<p>1. <del>Vegetation removal shall be carried out by persons authorised by a warranted rural fire officer.</del></p> <p>2. <del>Removal of vegetation for firebreaks shall be limited to a maximum width of 10 metres.</del></p> <p><b>Note:</b> <del>Modification or removal of indigenous vegetation is also subject to rules in Chapter 3 Natural Environment.</del></p>	Policies 3.3 & 9.24
9. <del>Buildings in the Rural Dunes Zone.</del>	<p>1. <del>Habitable buildings on lots smaller than 5 hectares shall be located within 100 metres of any building on an adjacent property. Buildings on the same site shall be located so that they are all located no further than 100 metres apart when measured at the closest points of each building. Buildings for intensive farming are excluded from this standard.</del></p> <p>2. <del>Buildings shall not be located in sensitive natural areas ecological sites, outstanding natural features and landscapes, geological sites or historic heritage features or sited on top of dominant ridgelines or dominant dunes up to so that more than 1 metre of the height of any building protrudes above the ridgeline when measured vertically from the ridgeline/ridge to the roofline of the building below or above dominant ridgelines.</del></p> <p>3. <del>All buildings shall comply with setbacks in rule 9A.1.1.</del></p>	Policies 7.1, 7.2, 7.4, 7.9, 7.12 & 7.14
10. <del>Buildings and development in the Rural Eco-Hamlet zone including the Ngarara</del>	<p>1. <del>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). Development shall be located within the areas shown as</del></p>	Policies 3.3, 3.4, 3.8, 3.21, 4.2, 4.4, 4.7, 7.4, 7.9, 7.10,

**Comment [JK171]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK172]:** Responds to Submissions 100.34 Egon Guttke, 102.34 Irena Guttke and 250.50 Federated Farmers of New Zealand.

**Comment [JK173]:** Responds to Submission 129.5 Neil McGrath.

**Comment [JK174]:** Responds to Submission 129.6 Neil McGrath and consequential amendments in relation to recommendations in response to submissions on Chapter 3 Natural Environment.

**Comment [JK175]:** Responds to Submissions 136.1 New Zealand Wind Energy Association, 138.1 Bride Coe, 446.1 Allan Darragh, 548.1 Marian Cox, 581.1 N Antcliff, 715.5 Samantha Sharif and Mike Everest.

**Comment [JK176]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.1. Permitted Activities**

The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

Permitted Activities	Standards	Reference
<i>Precinct.</i>	<p>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> <p>2. Roading <i>infrastructure</i> and new and relocatable <i>structures</i> are located:</p> <p>a) Outside buffer areas <del>adjacent to adjoining</del> ecological sites, streams, expressway and transmission lines as identified on the structure plan, except for structures associated with passive recreation and conservation activities; and</p> <p>b) Outside the visually sensitive areas and visually sensitive ridgelines as identified on the structure plans (Appendices 7.2-7.5).</p> <p>3. Individual <i>lots</i> shall be landscaped and planted to:</p> <p>a) <del>Visually reduce the bulk of buildings;</del></p> <p>b) <del>Integrate the building form into the landscape;</del></p> <p>c) Provide shade and windbreaks;</p> <p>d) Protect or maximise visual privacy;</p> <p>e) <del>Limit linear planting including hedges and shelter belts; and</del></p> <p>f) Maintain sufficient separation distance between vegetation and transmission lines.</p> <p>g) Additional requirements for the Ngarara Precinct:</p> <p>i. Planting shall provide filtered views of <i>buildings</i> so that no more than 50% of building to be visible 5 years after building completion when viewed from streets and public areas; and</p> <p>ii. No Hedges, shelterbelts and other linear planting with a length exceeding 10 metres shall be included in <i>landscaping on lots</i>.</p> <p>4. <del>h) Each site lot shall provide for a renewable electricity alternative to mains power such as solar hot water heating hearing, photovoltaic cells or wind turbines that meet the height and noise standards and provide at least 10% of the energy required for the residential activities on the site.</del></p> <p>5. <del>i) Buildings within individual lots shall be located so that:</del></p> <p>a) All buildings <del>within individual sites are clustered so that;</del></p>	<p>7.12, 7.17, 7.18, <del>7.20 &amp; 9.2</del></p>

**Comment [JK177]:** Clause 16(2) of Schedule 1 of the RMA and Submission 451.5 R Crozier and J Allin.

**Comment [JK178]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK179]:** Clause 16(2) of Schedule 1 of the RMA and Submissions 451.5 R Crozier and J Allin, 165.13 Peter Gibson and 466.1 Ian Hayes.

**Comment [JK180]:** Responds to Submissions 136.1 New Zealand Wind Energy Association, 138.1 Bride Coe, 446.1 Allan Darragh, 548.1 Marian Cox, 581.1 N Antcliff, 715.5 Samantha Sharif and Mike Everest.



**Rule 7A.1. Permitted Activities**

The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

Permitted Activities	Standards	Reference
	<ul style="list-style-type: none"> <li>b) Ancillary buildings are located within 30 metres of the residential unit on the same site.</li> <li>c) 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.</li> <li>d) Buildings (other than <i>intensive farming</i> buildings for which greater setbacks are required) are sited at least:                             <ul style="list-style-type: none"> <li>i. 20 10 metres from the road boundary and 40 5 metres from external boundaries;</li> <li>ii. 10 metres from streams/water bodies and ecological sites identified on the Structure Plans in Appendices (7.2-7.5);</li> <li>iii. 5 metres from all other streams/drains; and</li> <li>iv. 35 12 metres from the High Voltage transmission lines, support structures and poles.</li> </ul> </li> <li>6. e) A site layout plan will need to must be provided with the Building Consent application which shows the following:                             <ul style="list-style-type: none"> <li>i. The location of all dwellings and accessory buildings on-site;</li> <li>ii. Proposed driveway;</li> <li>iii. Earthworks; and</li> <li>iv. Any proposed planting.</li> </ul> </li> <li>7. j) Buildings shall be designed and constructed to                             <ul style="list-style-type: none"> <li>a) use as exterior materials:                                     <ul style="list-style-type: none"> <li>i. Natural stone; or</li> <li>ii. 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</li> <li>iii. material painted or finished in, recessive colours and non reflective materials (excluding glazing);</li> </ul> </li> <li>ba) Any building or fence constructed or clad in metal, or material with reflective surfaces, is</li> </ul> </li> </ul>	

**Comment [JK181]:** Responds to Submission 165.14 Peter Gibson.

**Comment [JK182]:** Clause 16(2) of Schedule 1 of the RMA and Submission 165.15 Peter Gibson.

**Comment [JK183]:** Clause 16(2) of Schedule 1 of the RMA and Submission 466.1 Ian Hayes.

**Comment [JK184]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK185]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK186]:** Responds to Submission 208.41 Transpower New Zealand Limited.

**Comment [JK187]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.1. Permitted Activities**

The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

Permitted Activities	Standards	Reference
	<p>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>8. <del>k</del> Ancillary buildings and structures to have a combined <u>gross total floor area</u> of no greater than 150m<sup>2</sup> per lot.</p> <p>9. <del>h</del> 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>	
11. <i>Papakāinga</i> housing in all Rural Zones.	<p>1. On multiple owned Māori land as defined by the Te Ture Whenua Māori Act 1993 which Māori land is subdivided/partitioned/leased before November 2012:</p> <p>a) A maximum of 10 <i>papakāinga</i> units are permitted on any <i>site</i></p> <p>b) A minimum land area of 2000m<sup>2</sup> shall be provided for each <i>papakāinga</i> unit</p> <p>c) Each <i>papakāinga</i> unit to have an outdoor living space for its own individual use. The living space must adjoin the living room and be located to either the North, East or West of the <i>papakāinga</i> unit it serves and shall be a minimum of 40m<sup>2</sup>, with a maximum width of 5.5 metres for the exclusive use of each <i>papakāinga</i> unit.</p> <p>d) A maximum of one communal <i>habitable building</i> with a maximum <u>gross total floor area</u> not exceeding 200m<sup>2</sup> for group activities which do not include retail, commercial, industrial or service activities may be erected on each <i>site</i>.</p>	Policies 3.15, 5.8 7.4 & 7.10

**Comment [JK188]:** Responds to Submission 165.16 Peter Gibson and 466.2 Ian Hayes.

**Comment [JK189]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK190]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK191]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK192]:** Responds to Submissions 150.9 Te Runanga o Toa Rangatira Inc., 163.2 Rupene Waaka, 232.19 Nga Hapu O Otaki, and 440.52 Kāpiti Coast District Council.

**Comment [JK193]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.2 Controlled Activities**

The following activities are **controlled** activities, provided that they comply with all corresponding controlled standards (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control	Reference
1. <i>Relocation of buildings</i> over 30m <sup>2</sup> in total floor area which are more than 15 years old in all Rural Zones which comply with the <i>permitted activity</i> standards for buildings in rule 7A.1.3. and all infrastructure permitted activity standards.	<ol style="list-style-type: none"> <li>Any damaged exterior cladding or finishes including damage resulting from <i>relocation</i> shall be repaired or replaced.</li> <li>A performance bond (bank guaranteed) or cash deposit to the value of 150% of the upgrading works to be carried out on the building, shall be paid (to Council) at least 48 hours prior to the building being relocated onto the <i>site</i>. The bond shall be released when the upgrading works have been completed.</li> <li>Any relocated <i>residential building</i> shall comply with all permitted activity standards under Rule 11A.1.12.</li> </ol>	<ol style="list-style-type: none"> <li>Upgrading and/or repairing the appearance of the building (being the nature and condition of the roofing, cladding, paint or other coatings, joinery, and enclosure of the subfloor), and adequacy of drainage.</li> <li>The imposition of a performance bond.</li> </ol>	Policies 7.4, 7.9 7.12, 11.19, 11.20 & 11.24
2. <del>Planting and harvesting of plantation forestry larger than 10 hectares in any one calendar year 12 month period [451.5] on land in all rural zones except in areas identified in District Plan maps as being:</del> a) high and very high erosion susceptibility; b) high natural hazard risk; c) historic heritage or cultural values;	<ol style="list-style-type: none"> <li><del>Compliance with the <i>permitted activity</i> standards for <i>plantation forestry</i>.</del></li> <li><del>A forestry management plan, including the provision of a fire plan which identifies methods to reduce and respond to the hazard, shall be provided prior to planting and harvesting.</del></li> <li><del>Prior to harvesting a Forest Harvesting Notice must be prepared and submitted to Council. The forestry management plan and forest harvesting notice shall have regard to the New Zealand Environmental Code of Practice for Plantation</del></li> </ol>	<ol style="list-style-type: none"> <li>The operational techniques used to log the timber to avoid, remedy or mitigate adverse effects on the <i>environment</i>.</li> <li>Measures contained in a forestry management plan with regard to the <i>New Zealand Environmental Code of Practice for Plantation Forestry</i>, including a description and identification of: <ol style="list-style-type: none"> <li>Any important environmental and heritage features (including waterways and areas of native</li> </ol> </li> </ol>	Policy 3.3, 3.4, 7.4, 7.5, 7.6, 9.21 & 11.29

**Comment [JK194]:** Responds to Submission 92.88 Winstone Aggregates, 100.35 Egon Guttker, 102.35 Irena Guttker and 212.45 Quicksilver Enterprises Limited.

**Comment [JK195]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK198]:** Responds to Submissions 451.5 R Crozier and J Allin and 212.45 Quicksilver Enterprises Limited.

**Rule 7A.2 Controlled Activities**

The following activities are **controlled** activities, provided that they comply with all corresponding controlled standards (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control	Reference
<p>d) <del>Outstanding natural landscapes and significant amenity landscapes and ecological sites.</del></p> <p><b>Note:</b> See Chapter 3 Natural and Coastal Environment for additional rules and standards applying to activities within ecological sites, historic heritage features, outstanding natural features and landscapes and geological sites.</p>	<p>Forestry and shall describe and identify:</p> <p>a) <del>Any important environmental and heritage features (including waterways and areas of native vegetation) or values within the area to be harvested.</del></p> <p>b) <del>Operational techniques to be used for harvesting and associated activities.</del></p> <p>c) <del>Property boundaries.</del></p> <p>d) <del>The access points and roads to be used by logging vehicles.</del></p> <p>e) <del>Hours of operation.</del></p> <p>f) <del>Potential adverse environmental effects and proposed mitigation measures.</del></p> <p>4. <del>Prior to harvesting an environmental impact assessment (EIA) of the proposed techniques to be used in accordance with the 4<sup>th</sup> Schedule of the Act shall be carried out and provided to Council.</del></p>	<p><del>vegetation) or values within the area to be harvested.</del></p> <p>b) <del>Operational techniques to be used for harvesting and associated activities.</del></p> <p>c) <del>Property boundaries.</del></p> <p>d) <del>The access points and roads to be used by logging vehicles.</del></p> <p>e) <del>Hours of operation.</del></p> <p>f) <del>Potential adverse environmental effects and proposed mitigation measures</del></p> <p>3. Management of fire <u>hazard risk.</u></p> <p>4. Access and transport <u>effects.</u></p> <p>5. The imposition of <u>financial contributions</u> in accordance with Chapter 12 of this plan.</p> <p>6. Sediment and erosion control.</p> <p>7. <u>Effects on sensitive natural areas ecological sites, geological sites and historic heritage features.</u></p>	
<p>3. <u>Boundary adjustments and subdivisions</u> where no additional <u>allotments</u> (other</p>	<p>1. Each <u>allotment</u> must have inalienable legal and physical access to a <u>legal road.</u></p>	<p>1. Design and layout of the <u>subdivision</u> and <u>earthworks.</u></p>	<p><u>Policies 7.1, 7.3, 7.4, 7.9, 7.127.20 &amp; 7.24</u></p>

**Comment [JK196]:** Responds to Submission 212.45 Quicksilver Enterprises Limited.

**Comment [JK201]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK199]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK202]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK197]:** Responds to Submission 212.45 Quicksilver Enterprises Limited.

**Comment [JK200]:** Responds to Submissions 451.5 R Crozier and J Allin and 212.45 Quicksilver Enterprises Limited.

**Comment [JK203]:** Amended as a consequence of recommendations in the Section 42A report on Chapter 3 Natural Environment.

**Rule 7A.2 Controlled Activities**

The following activities are **controlled** activities, provided that they comply with all corresponding controlled standards (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control	Reference
than reserves or <i>legal road</i> to be vested in <i>Council</i> ) are created in all rural zones except the Future Urban Development Zone.	<ol style="list-style-type: none"> <li>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</li> <li>3. No resulting <i>lot</i> shall have an area less than <u>6000m<sup>2</sup></u> the minimum individual <i>lot</i> area for the relevant zone specified in 7A.3.2.</li> </ol>	<ol style="list-style-type: none"> <li>2. The degree of compliance with the Kāpiti Coast District Council <i>Subdivision</i> and <i>Development</i> Principles and Requirements 2012.</li> <li>3. <i>Natural hazard</i> management.</li> <li>4. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> Network.</li> <li>5. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</li> <li>6. Imposition of <i>conditions</i> under sections 108 and 220 of the <i>RMA</i>.</li> <li>7. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this plan.</li> </ol>	
4. Paraparaumu North Rural Precinct <i>buildings</i> and <u>development security fencing.</u>	<ol style="list-style-type: none"> <li>1. All <i>buildings</i> in the Paraparaumu North Rural Precinct <del>shall must:</del> <ol style="list-style-type: none"> <li>a) Have a maximum <i>height</i> of 10 metres for <del>accessory farm buildings</del> and 8 metres for <i>habitable buildings</i>;</li> <li>b) Have a maximum <i>site coverage</i> of 30%</li> <li>c) <del>Shall be</del> screened from <i>State Highway</i> One 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</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Design and location of buildings.</li> <li>2. Visibility of buildings.</li> <li>3. Adequacy of screening.</li> <li>4. Permeability of fencing.</li> <li>5. Traffic safety and access.</li> </ol>	<del>Policies 7.4 &amp; 7.22</del>

**Comment [JK204]:** Responds to Submissions 550.40 and 550.43 Cuttriss Consultants Ltd.

**Comment [JK206]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK205]:** Responds to Submission 372.15 Michael and Elizabeth Welch.

**Comment [JK207]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK208]:** Clause 16(2) of Schedule 1 of the RMA

**Rule 7A.2 Controlled Activities**

The following activities are **controlled** activities, provided that they comply with all corresponding controlled standards (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control	Reference
	metres at maturity; <u>and</u> d) <del>A maximum of one household unit and one minor flat shall be erected on any site.</del> e) Be located a minimum of 15 metres from State Highway One and a minimum of 5 metres from the precinct area boundary. 2. <u>A maximum of one household unit and one minor flat must be erected on any site</u> 3. f) Security fencing <del>shall</del> <u>must</u> be visually permeable (i.e.: at least 50% see-through e.g. chain-link).	6. Visual and amenity effects.	

**Comment [JK209]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK210]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK211]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK212]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK213]:** Clause 16(2) of Schedule 1 of the RMA

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
1. All activities which are not listed as discretionary or non-complying <del>and or do</del> not comply with <del>no</del> more than one permitted or controlled activity standard in all rural zones.		<ol style="list-style-type: none"> <li>1. Consideration of the standard not met.</li> <li>2. Visual and <i>amenity</i> effects.</li> <li>3. Traffic effects.</li> <li>4. The consistency with the relevant objectives and policies.</li> <li>5. Public safety.</li> <li>6. Whether any <i>nuisance effects</i> are created.</li> <li>7. Cumulative effects.</li> <li>8. <u>Reverse sensitivity effects.</u></li> </ol>	
2. <i>Subdivision</i> in all rural zones except the Future Urban Development Zone and subdivisions which are controlled activities under Rule 7A.2.3.	<ol style="list-style-type: none"> <li>1. General standards: <ol style="list-style-type: none"> <li>a) <del>All lots shall must meet natural hazard subdivision standards in chapter 4 in Chapter 9 Hazards, including Rule 9C.3.3, and the relevant natural and coastal environment standards in e Chapter 3 Natural and Coastal Environment, and the relevant historic heritage standards in Chapter 10.</del></li> <li>b) All lots <del>shall must</del> meet access and transport and <i>infrastructure</i> standards for <i>subdivisions</i> in chapter 11.</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. The design and layout of the <i>subdivision</i> including <i>earthworks</i>, the clustering of nominated <i>building</i> area and the suitability for <i>primary productive activities</i>.</li> <li>2. The degree of compliance with the Kāpiti Coast District Council <i>Subdivision and Development</i> Principles and Requirements 2012.</li> <li>3. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this plan.</li> </ol>	<del>Policy 3.1, 3.2, 3.3, 7.3, 7.4, 7.13, 7.14, 7.15, 7.16, 7.17 &amp; 9.24</del>

**Comment [JK214]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK215]:** Responds to Submission 277.21 Poultry Industry Association & Egg Producers Federation.

**Comment [JK216]:** Submission 451.5 R Crozier and J Allin, Clause 16(2) of Schedule 1 of the RMA, and amended as a consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK217]:** Clause 16(2) of Schedule 1 of the RMA

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	e) <del>Dominant ridgelines, sensitive and prominent land features, including sensitive natural features, will be identified on subdivision plans and no building or earthworks will be permitted in these areas.</del>	4. <del>The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act.</del>	
	d) <del>Site boundaries and roading infrastructure will must</del> follow the contours, natural geographic features and dune topography.	5. <del>Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.</del>	
	e) <del>Pedestrian and cycle routes will be provided within all legal road with a minimum width of 2.5 metres. Pedestrian, cycle and bridle routes shall be provided within ecological corridors with a minimum width of 3.5 metres.</del>	6. The location of any <i>building area</i> relative to the <i>natural hazards, historic heritage features, ecological sites, geological sites, outstanding natural features and landscapes and sensitive natural features and dominant ridgelines.</i>	
	f) <del>Each lot will must</del> 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> . [	7. The provision of walking, cycle pathways and bridleways.	
	g) <del>Each new lot, including balance lots, shall carry an encumbrance on the title prohibiting further subdivision; specifying the building area and access limiting buildings to a clustered location. [</del>	8. Consistency with relevant appendices and schedules to all chapters of this plan.	
	h) <del>A fire fighting water supply shall be provided which complies with the New Zealand Fire Service Fire-Fighting Water Supplies Code of Practice SNZ PAS 4509:2008, including one of the following:</del>	9. <del>Provision of an adequate water supply for fire-fighting purposes.</del>  <b>Advice Note:</b> Applicants should consult with the New Zealand Fire Fighting Service on a specific method of complying with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice	

**Comment [JK236]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK218]:** Responds to Submissions 44.6 MY and SA Blackburne, 212.46 and 212.48 Quicksilver Enterprises Ltd, 251.22 Margaret Niven, 271.37 Lyndon Enterprises Ltd, 319.21 Waikanae Christian Holiday Park Inc. (El Rancho), 320.42 Carter Family of Reikorangi, 327.69 and 327.70 Waa Rata Estate, 369.14 Anthony and Anne McEwan, 380.26 Barry, Suzanne and Timothy Mansell, 403.10 Chris Rutten and Cavallo Agjstment Ltd, 408.18 USNZ Forestry Group Ltd , 411.36 Land Matters Ltd, 416.19 Hamish and Leigh Wells, 424.15 CD Bowie , 425.17 Lutz Brothers Limited and CE Lutz, 487.15 Bellcamp Trust Company Ltd, 492.35 Kennott Trust Company Ltd and Kauri Trust , 493.20 Kumototo Nominees and Patone Holdings, 495.24 Mahaki Holdings Limited, 497.7 RNR Trust, 500.23 Ngatotara Farms Limited and Rod Agar.

**Comment [JK219]:** Clause 16(2) of Schedule 1 of the RMA

**Comment [JK237]:** Amended as a consequence of recommendations in the Section 42A report for Chapter 3 Natural Environment.

**Comment [JK220]:** Responds to Submissions 327.69 and 327.70 Waa Rata Estate.

**Comment [JK221]:** Responds to Submissions 201.16 Joan Barbalich, 206.16 Hayden Gaisford, 222.19 Takahe Family Trust, 224.19 Malcolm Morris, 226.18 Isabella Barbalich, 238.16 Zoran Barbalich, 241.16 Anthony Grenfell, 260.16 Hendrik Timmer, 270.16 Antipodes NZ Ltd, 273.16 Steven Brohashire, 278.16 P...



**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	<ul style="list-style-type: none"> <li>i) <del>A static water supply of at least 45,000 litres which is dedicated for fire fighting purposes and located within 90 metres of the fire risk; or</del></li> <li>ii) <del>A fixed static pick-up suction source located within 90 metres of the fire risk in accordance with Appendix B of SNZ PAS 4509:2008; or</del></li> <li>k) <del>At the time of construction, a minimum storage of 7,000 litres of water for fire fighting purposes should be provided to each habitable building connected to a domestic sprinkler installed in compliance with SNL PAS 4509:2008.</del></li> </ul>	<p><u>SNZ PAS 4509:2008, as part of preparing an application.</u></p> <p>10. <u>The location of house sites to avoid, remedy or mitigate potential adverse reverse sensitivity effects on existing primary production activities and intensive farming activities on adjoining properties.</u></p>	
	<p>2. Additional standards for the Rural Residential Zone:</p> <ul style="list-style-type: none"> <li>a) <i>Subdivisions</i> shall 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 4000m<sup>2</sup>.</li> </ul>		
	<p>3. Additional standards for the Rural Dunes Zone:</p> <ul style="list-style-type: none"> <li>a) The <i>subdivision</i> of <i>lots</i> shall be developed into <i>clusters</i> of 12 or less with a maximum size of 1 <del>hectare</del> <u>hectare</u> and a minimum of <del>6000</del> <u>4000</u>m<sup>2</sup> per <i>lot</i>. The balance of the land shall be held in a single <i>lot</i>; and</li> <li>b) A minimum average lot size of 4 <u>hectares</u></li> </ul>		

**Comment [JK238]:** Responds to Submissions 165.17, 165.18 and 165.19 Peter Gibson, 320.34. 320.43 and 320.44 Carter Family of Reikorangi, 327.69 and 327.70 Waa Rata Estate, 369.14 Anthony and Anne McEwan, 380.26 Barry, Suzanne and Timothy Mansell, 403.10 Chris Rutten and Cavallo Agjstment Ltd, 404-14 New Zealand Fire Service, 408.18 USNZ Forestry Group Ltd , 411.36 Land Matters Ltd, 416.19 Hamish and Leigh Wells, 424.15 CD Bowie , 425.17 Lutz Brothers Limited and CE Lutz, 426.6 Joanna Richmond, 487.15 Bellcamp Trust Company Ltd, 492.35 Kennott Trust Company Ltd and Kauri Trust , 493.20 Kumototo Nominees and Patone Holdings, 495.24 Mahaki Holdings Limited, 497.7 RNR Trust, 500.23 Ngatotara Farms Limited and Rod Agar

**Comment [JK239]:** Responds to Submissions 219.51 Horticulture New Zealand and 277.14 Poultry Industry Association & Egg Producers Federation.

**Comment [JK222]:** Responds to Submissions 165.17, 165.18 and 165.19 Peter Gibson, 320.34. 320.43 and 320.44 Carter Family of Reikorangi, 327.69 and 327.70 Waa Rata Estate, 369.14 Anthony and Anne McEwan, 380.26 Barry, Suzanne and Timothy Mansell, 403.10 Chris Rutten and Cavallo Agjstment Ltd, 404-14 New Zealand Fire Service, 408.18 USNZ Forestry Group Ltd , 411.36 Land Matters Ltd, 416.19 Hamish and Leigh Wells, 424.15 CD Bowie , 425.17 Lutz Brothers Limited and CE Lutz, 426.6

**Comment [JK223]:** Responds to Submissions 129.4 Neil McGrath and 275.11 Ian Jensen and Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	<p>ha across the whole subdivision of shall be maintained; and</p> <p>c) The clustered lots shall be located on the least suitable land for primary productive activities on the parent title; and</p> <p>d) All buildings, including habitable buildings in a cluster as a result of subdivision shall be located within 300 metres of each other when measured at the closest points of each building. If more than one cluster is proposed in one subdivision the clusters shall be clearly separate.</p> <p>e) Each new lot, including balance lots, shall carry an encumbrance on the title prohibiting further subdivision: specifying the building area and access limiting buildings to a clustered location.</p>		
	<p>4. Additional standards for the Rural Hills Zone</p> <p>a) Subdivisions shall create lots with a minimum average area of 20 hectares ha per lot across the subdivision and a minimum individual lot area of 1 hectare ha.</p> <p>b) Notwithstanding a) above, where a site contains land in the Rural Hills Zone and the Paraparaumu North Rural Precinct, subdivision shall create lots with a minimum average area of 3.5 hectares per lot across the subdivision and a</p>		

**Comment [JK224]:** [Clause 16(2) of Schedule 1 of the RMA]

**Comment [JK225]:** Responds to Submission 129.4 Neil McGrath.

**Comment [JK226]:** Responds to Submissions 320.34, 320.41, 320.42, 320.43, 320.44 and 320.45 Carter Family of Reikorangi.

**Comment [JK227]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	<p><u>minimum individual lot area of 1 hectare.</u></p> <p>5. Additional standards for the Rural Plains Zone</p> <p>a) Subdivisions shall create <i>lots</i> with a minimum average area of 6ha across the subdivision and a minimum individual lot area of 1ha.</p> <p>6. Additional standards for the Rural Eco-Hamlet zone</p> <p>a) The minimum <i>lot</i> area shall be 4,000m<sup>2</sup>.</p> <p>b) The minimum average <i>lot</i> size shall be <u>2 hectares ha.</u></p> <p>c) The maximum size of <i>lots</i>, excluding balance <i>lots</i>, shall be 1 <u>hectare ha.</u></p> <p>d) <del>A minimum of 60% of the total area of the hamlet shall be used for grazing, primary production activities or ecological purposes.</del></p> <p>e) 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>f) <del>The location of the <i>building</i> area on each lot and access shall ensure that <i>buildings</i> will not be visible when viewed from neighbouring <i>lots</i> (neighbours to the parent <i>lot</i>) of public roads (which are not created by the <i>subdivision</i>).</del></p>		

**Comment [JK228]:** Responds to Submission 372.17 Michael and Elizabeth Welch.

**Comment [JK229]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK230]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK231]:** Responds to Submission 466.2 Ian Hayes.

**Comment [JK232]:** Responds to Submission 8.4(4) and 8.10(3A) Aaron and Michael Jack.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	<p>g) Each new <i>lot</i>, including balance <i>lots</i>, shall carry an encumbrance on the title prohibiting further <i>subdivision</i>; specifying the <u>location of the <i>building</i> area and access and limiting <i>buildings</i></u> to a clustered location.</p> <p>h) Two <i>site</i> plans shall be submitted to <i>Council</i> for approval;:</p> <p>(i) one detailing the <i>existing</i> situation; and</p> <p>(ii) <del>the other one</del> detailing the proposed <i>subdivision development</i>. The proposed <i>subdivision development</i> plan <del>will</del> <u>must</u> show the <del>no-build</del> <u>suitable areas and less suitable areas</u> consistent with the <i>Structure Plans</i> in Appendices 7.1 to 7.5.</p> <p>i) <del>The parent <i>lot</i> shall have legal access from Ngarara Road, Smithfield Road, End Farm Road or any private <i>vehicle</i> accessways fronting these roads.</del></p> <p>j) <del>Land which is only accessed via Greenhill Road or <i>State Highway 1</i>/Main Road North Waikanae, can be subdivided as a restricted discretionary activity once the new expressway is constructed and operational and the status of "<i>state highway</i>" has been revoked from <i>State Highway 1</i> and handed back to Kāpiti Coast District Council as road-controlling</del></p>		

**Comment [JK233]:** Clause 16(2) of Schedule 1 of the RMA and Submission 451.5 R Crozier and J Allin.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	<p><del>authority to manage as local road.</del></p> <p><del>Note: Given the safety issues with access onto SH1 from Greenhill Road and properties fronting the highway subdivision will be a non-complying activity until the proposed expressway is constructed and operational and State highway 1 becomes a local road.</del></p> <p>7. In the Paraparaumu North Rural Precinct each <i>lot</i> shall:</p> <ol style="list-style-type: none"> <li>Have a minimum area of 1 hectare.</li> <li>The subdivision shall have an average lot 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>.</li> <li>All <i>lots</i> adjacent to <i>State Highway One</i> shall have a 5-metre planted buffer along the <i>State Highway One</i> frontage.</li> <li>Each <i>lot</i> must have inalienable access to a <i>legal road</i>.</li> </ol> <p><b>Note:</b> Further relevant standards relating to special features on the land can be found in chapters 3, 4 and 9.</p>		
3. Intensive farming, including intensive poultry, and intensive pig farming in all rural zones except in the	<p>1. Activities shall be located at least:</p> <ol style="list-style-type: none"> <li><del>50 300 metres from the site boundary nearest habitable building on any adjacent lot;</del> and</li> </ol>	<p>1. <del>The imposition of conditions in accordance with section 108 of the RMA.</del></p> <p>2. <del>Effects on ecology and biodiversity.</del></p>	Policies 7.1, 7.2, 7.3, 7.4, 7.8 & 7.11

**Comment [JK234]:** Responds to Submission 466.1 Ian Hayes.

**Comment [JK235]:** Responds to Submission 466.1 Ian Hayes.

**Comment [JK245]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK241]:** Responds to Submission 277.17 Poultry Industry Association & Egg Producers Federation.

**Comment [JK246]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
Water Collection Areas.	<p>b) 20 metres from any road boundary.</p> <p>2. No spray residue, odour or dust associated with the intensive activities shall be measurable offensive or objectionable at the boundary with any adjacent adjoining properties.</p> <p>3. Buildings and structures shall be designed and located to screen the facility from public roads and dwellings on adjacent sites.</p> <p>4. Sites shall have adequate effluent disposal systems to dispose of animal wastes from intensive farming. [</p> <p><b>Note:</b> Any discharge to land, air or water bodies may require a resource consent from the Greater Wellington Regional Council. Applicants should contact the Regional Council to confirm whether or not a consent is required.</p>	<p>3. Noise effects.</p> <p>4. Transport effects.</p> <p>5. Nuisance effects.</p> <p>6. Building bulk and location.</p> <p>7. Cumulative effects.</p> <p>8. Visual, character and amenity effects.</p>	
4. Extractive activities including the removal of more than 100m <sup>3</sup> of topsoil and landfills in all Rural Zones.	<p>1. The quarry face shall not be within view of the residential zone or State Highway 1.</p> <p>2. The site shall be landscaped with the planting of vegetation with a minimum depth of 10 metres on the boundary which is sufficient to screen the quarry from neighbouring properties.</p>	<p>1. Visual effects.</p> <p>2. Traffic effects.</p> <p>3. Nuisance effects.</p> <p>4. Extent of earthworks.</p>	Policies 3-3, 3.17, 3.24, 7.1, 7.2, 7.4, 7.7, 11.18 & 11.29

**Comment [JK240]:** Responds to Submission 277.16 Poultry Industry Association & Egg Producers Federation and Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK242]:** Responds to Submission 277.18 Poultry Industry Association & Egg Producers Federation and Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK243]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK244]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	<p>3. A management and restoration plan for the <i>site</i> shall be submitted to the <i>Council</i> prior to commencing extraction. The plan shall 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.</p> <p>4. <del>Activities shall comply with relevant standards in Chapter 3.</del></p> <p>5. <u>Compliance with permitted activity standards for noise, vibration and blasting contained within rule 12D.1.7A within Chapter 12 – General District-Wide Provisions.</u></p>	<p>5. Cumulative effects.</p> <p>6. Ecological effects.</p>	
5. <i>Papakāinga</i> housing on Kāpiti Island.	<p>1. Minimum <i>site</i> area per residential unit - 250m<sup>2</sup>.</p> <p>2. Minimum distance between dwellings shall be not less than 6 metres. This dimension may be reduced to not less than 3 metres if the design and layout of the <i>building</i> preserves the privacy of individual residential units.</p> <p>3. Each residential unit shall have an outdoor space of not less than 40m<sup>2</sup> for its own individual use.</p>	<p>1. Design, location and layout of <i>buildings</i>.</p> <p>2. Number of <i>household units</i>.</p> <p>3. Visual, character and amenity effects.</p> <p>4. Effects on ecology and biodiversity.</p>	<p>Policies 3.3, 3.15, 3.26, 5.8 7.4 7.10 &amp; 7.23</p>

**Comment [MM247]:** Responds to Submission 92.110 Winstone Aggregates.

**Comment [MM248]:** Responds to Submissions 92.100 and 92.101 Winstone Aggregates.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	4. Compliance with the “Kāpiti Island Permitted Activity Standards”.		
6. All <i>buildings</i> and activities in the Kukutauaki and Kawakahia Eco-Hamlets <u>areas</u> of the Ngarara Precinct <u>where all discretionary activity standards for the Ngarara Precinct are complied with</u> .	<p>1. All dwellings and <i>structures</i> in the Kukutauaki Eco-Hamlet <u>area</u> shall be setback from the <i>boundary</i> of the adjoining <i>lots</i> in Rutherford Drive by at least 10 metres and not exceed 8 metres in <i>height</i>.</p> <p>2. <i>Resource consent</i> for <i>development</i> in the Kukutauaki Eco-Hamlet <u>area</u> [Clause 16(2) of Schedule 1 of the RMA] shall demonstrate that:</p> <p>a) A minimum 50 metre Open Space Wetland Buffer zone is incorporated around ecologically sensitive Kawakahia wetlands (extent of this is shown on the Structure Plan);</p> <p>b) Adverse <i>effects</i> on indigenous flora and flora values and the ecological health of the <i>ecological sites</i> are avoided or <u>minimised mitigated</u>;</p> <p>c) Ownership and management structures for the Eco-Hamlet <u>area</u> are defined and include all <i>open space</i>;</p> <p>d) An Environmental Management Plan is prepared that complies with <u>Appendix 7.24</u> and <u>Appendix 7.32</u>;</p> <p>e) <u>The location and extent of Individual</u> building platforms and associated services are identified within each <i>lot</i>;</p>	<p>1. <i>Effects</i> on <i>wetland</i> habitat.</p> <p>2. <i>Building</i> design and location.</p> <p>3. Adequacy of <i>wetland</i> buffers.</p> <p>4. <i>Effects</i> on indigenous flora and fauna.</p> <p>5. Location and design of services.</p> <p>6. Extent of <i>earthworks</i>.</p> <p>7. <u>result of g-Geotechnical requirements information</u>.</p> <p>8. Proposed mitigation, remediation or ongoing management measures.</p> <p>9. <u>The imposition of conditions in accordance with sections 108 and 220 of RMA-</u>[</p>	<p><del>Policies 3.1, 3.3, 3.6, 3.17, 3.18, 5.10, 7.17 &amp; 7.18</del></p>

**Comment [JK250]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK249]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK258]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK251]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK252]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK259]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK253]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK254]:** Clause 16(2) of Schedule 1 of the RMA.



**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	<ul style="list-style-type: none"> <li>f) Roading <i>infrastructure</i> and <i>development</i> of house <i>lots</i> are located outside buffer areas sensitive to <i>existing</i> dune topography and involves minimal <i>earthworks</i>;</li> <li>g) <i>Waste control structures</i> are fully contained to ensure no leakage or groundwater infiltration; <del>and</del></li> <li>h) All stormwater discharges are appropriately treated prior to discharge to ground on-site.</li> <li>i) <i>Development</i> within Kawakahia Eco-Hamlet <del>area</del> that adjoins the Kawakahia <i>Wetland</i> (K066) shall meet the following:                         <ul style="list-style-type: none"> <li><del>(i)</del> <del>h)</del> 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</i> (50m buffer)” on the Ngarara Precinct <i>Structure Plan</i> (Part D:10 Appendix 7.2) subject to an ecological assessment determining whether a wider buffer is required;</li> <li><del>(ii)</del> <del>k)</del> For <i>wetland</i> buffers less than 50 metres in width, a 10-metre building setback from the inland <i>boundary</i> of the buffer is required: for <i>wetland</i> buffers 50 metres or greater in width,</li> </ul> </li> </ul>		

**Comment [JK255]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK256]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	<p>(iii) <del>⊥</del> No <i>structures</i> within <i>Open Space Wetland Buffers</i> except for <i>structures</i> associated with passive recreation and conservation activities;</p> <p>(iv) <del>⊥</del> 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) <del>⊥</del> All <i>wastewater</i> shall be reticulated and all <i>waste</i> control <i>structures</i> shall be fully contained to ensure no leakage or groundwater infiltration;</p> <p>(vi) <del>⊥</del> No untreated stormwater shall be discharged to natural <i>wetlands</i></p> <p>(vii) <del>⊥</del> All stormwater discharges are appropriately treated prior to discharge to ground on-site;</p> <p>(viii) <del>⊥</del> Individual building platforms within each <i>lot</i> and associated services are defined; and</p> <p>(ix) <del>⊥</del> Locally sourced indigenous species <del>will</del> <b>must</b> be used for all planting.</p>		
7. Subdivision in the Ngarara Precinct of the Rural Eco-Hamlet Zone (as shown in Appendix 7.2 and 7.3)	1. <i>Development</i> shall be carried out in accordance with the Structure Plan and Management Principles for the Ngarara Precinct (Rural <del>Zones Environment</del> Appendix	<p>1. The design and layout of the subdivision and earthworks.</p> <p>2. <del>Kapiti Coast District Council's</del> Subdivision</p>	<p>Policies <del>3.1, 3.3, 3.6, 3.17, 3.18, 5.10, 7.10 7.17 &amp; 7.18</del></p>

**Comment [JK257]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK265]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	7.2 and 7.3), <del>provided the subdivision complies with the standards specified below:</del>	and Development Principles and Requirements 2012.	
	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 Ngapara Eco-Hamlet, 40 <i>lots</i> in the Lamberts Eco-Hamlet and 40 <i>lots</i> in the Smithfield Eco-Hamlet and 20 <i>lots</i> or accommodation units in the Kawakahia Retreat.	3. The imposition of <i>financial contributions</i> in accordance with chapter 12 of this plan.	
	3. Compliance with General Standards for <i>subdivision</i> in <del>40 7A.3.2.1</del> above. [Clause 16(2) of Schedule 1 of the RMA]	4. <del>The imposition of conditions (in accordance with sections 108 and 220 of the Resource Management Act.)</del>	
	4. Each new <i>lot</i> , including balance <i>lots</i> , shall carry an encumbrance on the title prohibiting further <i>subdivision</i> beyond the maximum number specified for the <i>Eco Hamlet</i> ; 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.	5. Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.	
	5. <del>It shall be demonstrated in terms of AS/NZS 1547:2000 that on-site domestic effluent disposal is suitable for each proposed lot or multiple lots.</del>	6. The location of any associated building site(s) relative to the natural hazards, <i>historic heritage</i> features <del>and sensitive natural features, outstanding natural features and landscapes, ecological sites, geological sites, special amenity landscapes, dominant ridgelines and dominant dunes.</del>	
	6. <del>Subdivision of the Kukutauaki, and Kawakahia</del>	7. Any easement or other legal mechanism required for legal access.	
		8. Design, size, shape and location of reserves and esplanades.	
		9. Visual, character and amenity effects.	

**Comment [JK260]:** Clause 16(2) of Schedule 1 of the RMA and amended as a consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK266]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK261]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK267]:** Amended as a consequence of recommendations in the Section 42A report on Chapter 3 Natural Environment.

**Comment [JK262]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	<p>Eco-Hamlets shall be accompanied by an assessment of the ecological health of the Kawakahia Wetland by a suitably qualified person and shall demonstrate that there will be no adverse impacts on this regionally significant wetland.</p> <p>7. Implementation of the integrated transport assessment results including the provision of foot and cycle pathways and the provision of access for public transport to the satisfaction of the Council and New Zealand Transport Agency.</p>	<p>10. Design, size, shape and location of reserves and esplanades.</p> <p>11. Provision of on-site domestic effluent disposal for each proposed lot or multiple lots.</p> <p>12. Effects on the ecological health of the Kawakahia Wetland.</p> <p>13. Provision of foot and cycle pathways and the provision of access for public transport.</p>	
8. Development including subdivision which is undertaken in accordance with the Development Incentives Guidelines set out in Natural and Coastal Environment Appendix 3.1	2. The amount of development proposed shall not exceed or proceed earlier than the stipulations in the guideline.	<p>1. The scale of biodiversity, and energy or water quality benefits created by the proposal.</p> <p>2. Layout, size, design and location of proposed building and structures.</p> <p>3. Visual, character and amenity effects.</p> <p>4. Ecological or biodiversity effects.</p> <p>5. Traffic effects.</p> <p>6. Proposed mitigation, remediation or ongoing management measures.</p>	Policies 3.1, 3.3, 3.4, 3.6, 3.9, 3.13, 7.1, 7.2, 7.3 & 7.10

**Comment [JK263]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK264]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK268]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK270]:** Submission 451.5 R Crozier and J Allin.

**Comment [JK269]:** Amended as a consequence of recommendations in the General/Plan-wide Section 42A report.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
		<ul style="list-style-type: none"> <li>7. Effect on natural character values.</li> <li>8. Cumulative effects.</li> <li>9. <u>The design and layout of the subdivision including earthworks, the clustering of nominated building area and the suitability of primary productive activities.</u></li> <li>10. <u>The degree of compliance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements 2012.</u></li> <li>11. <u>The imposition of financial contributions in accordance with Chapter 12 of this plan.</u></li> <li>12. <u>Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.</u></li> <li>13. <u>The location of any building area relative to natural hazards, heritage features, outstanding natural landscapes, ecological sites, geological sites, special amenity landscapes and dominant ridgelines and dominant dunes.</u></li> <li>14. <u>The provision of walking, cycle pathways</u></li> </ul>	

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
		and <u>bridleways.</u>	
		15. <u>The imposition of conditions in accordance with section 108 and 220 of the RMA.</u>	
89. Development within the Visually Sensitive Areas of the Waikanae North and Ōtaki North Eco-Hamlet Zone.	<p>1. Compliance with the Permitted Activity Standards for <i>development</i> in the rural zones and the Waikanae North and Ōtaki North Eco-Hamlet Zones.</p> <p>2. <u>(a)</u> All buildings to use as exterior materials:</p> <ul style="list-style-type: none"> <li>a) Natural stone; or</li> <li>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</li> <li>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.</li> </ul> <p>23. Any <i>building</i> or fence constructed or clad in metal, or material with reflective surfaces, is painted or otherwise coated 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>1. Ecological or biodiversity effects</p> <p>2. Layout, size, design and location of proposed building and structures.</p> <p>3. Visual, character and amenity effects.</p> <p>4. Adequacy of site investigations.</p> <p>5. Suitability of the site for the proposed activity.</p> <p>6. Proposed mitigation, remediation or ongoing management measures.</p> <p>7. Effect on natural character values.</p> <p>8. Cumulative effects.</p>	<p><del>Policies 3.8, 3.20</del> 3.21, 3.25, 7.4, 7.9, &amp; 7.17</p>

**Comment [JK271]:** Responds to Submission 440.54 Kapiti Coast District Council.

**Comment [JK272]:** Responds to Submission 440.54 Kapiti Coast District Council.

**Comment [JK273]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK274]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK275]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK276]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK277]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.3 Restricted Discretionary Activities**

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary standards (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion	Reference
	<del>34.</del> <i>Buildings</i> shall be no more than 6 metres in height. [Clause 16(2) of Schedule 1 of the RMA]		

**Comment [JK278]:** Clause 16(2) of Schedule 1 of the RMA.

**Rule 7A.4 Discretionary Activities**

The following activities are **discretionary** activities.

**Discretionary Activities**

1. Planting of *plantation forestry* not complying with one or more permitted activity standards.

**Comment [JK279]:** Responds to Submissions 188.25 NZ Farm Forestry Association Ltd (Wellington Branch), 250.53 Federated Farmers of New Zealand, 320.30 and 320.39 Carter Family of Reikorangi.



**Rule 7A.5 Non Complying Activities**

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

Non Complying Activities	Reference
1. All activities which are not permitted, controlled, <del>or discretionary or prohibited</del> or which does not comply with two or more permitted or controlled activity or one or more restricted discretionary activity standards in all Rural Zones.	All policies in this chapter
2. <del>Further New</del> roadside stalls/ <i>retail outlets</i> fronting State Highway 1 or roads where traffic volumes exceed 10,000 vpd.	<del>Policies 7.1, 7.9, 7.11, 11.7, 11.29 &amp; 11.31</del>
3. <del>Subdivision of land (except boundary adjustments) in the a Future Urban Development Zone shown on District Planning Maps a structure plan for the zone has been developed and included as an appendix for which there is no Structure Plan appended to this p Plan.</del>	<del>Policies 7.10, 7.19, 11.11 &amp; 11.29</del>
4. Subdivision in any rural zone which does not comply with one or more of the restricted discretionary activity subdivision standards.	<del>Policies 7.1, 7.2, 7.3, 7.4, 7.9, 7.10, 7.12, 7.13, 7.14, 7.15, 7.16, 7.17, 7.18, 7.19, 7.20, 7.21, 7.22, 7.23 7.24 &amp; 11.29</del>
5. Intensive farming, <del>including intensive pigs and poultry</del> , in the Water Collection Areas – (Waitohu, Waikanae and Smith's Creek), as shown on the District Planning Maps.	<del>Policies 7.1, 7.2, 7.3, 7.4, 7.9, 7.10, 7.16, 7.20, 11.20 &amp; 11.22</del>
6. Commercial helicopter operations in all Rural Zones.	Policies 7.4 & 7
7. Second or subsequent <i>household units</i> on any <i>lot</i> in all Rural Zones.	Policies 7.1, 7.2, 7.3, 7.4, 7.9 & 7.10
8. Industrial or commercial activities <del>in all Rural Zones</del> which are not:	Policies 6.24, 7.1,

**Comment [JK280]:** Clause 16(2) of Schedule 1 of the RMA and consequential amendment in relation to deleting 7A.6 Prohibited Activities in response to submissions.

**Comment [JK281]:** Clause 16(2) of Schedule 1 of the RMA.

**Comment [JK282]:** Responds to Submission 440.51 Kapiti Coast District Council.

**Comment [JK283]:** Responds to Submission 277.23 Poultry Industry Association & Egg Producers Federation and Clause 16(2) of Schedule 1 of the RMA.

**Comment [MM284]:** Consequential in response to relief provided for submissions 92.90 and 92.61 Winstone Aggregates.

**Rule 7A.5 Non Complying Activities**

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

Non Complying Activities	Reference
<ul style="list-style-type: none"> <li>home occupations, <u>homestays</u> or ancillary to primary production activities; <u>or in all Rural Zones.</u></li> <li><u>extractive industries under Rule 7A.5.8.</u></li> </ul>	7.2, 7.3, 7.4 & 7.9
9. <u>Planting and harvesting of forestry not complying with one or more permitted activity or controlled activity standards.</u>	<del>Policies 3.3, 3.8, 3.12, 3.21, 7.1, 7.2 &amp; 7.9</del>
10. <u>New roads including associated infrastructure and new and relocatable structures within the <del>Visually Sensitive</del> Areas of the Waikanae North Rural Eco-Hamlet Precinct Zone that does not comply with the Restricted Discretionary Activity Standards in Rule 7A.3.8.</u>	<del>Policies 3.21 &amp; 7.4</del>
11. <u>Any subdivision of land within the Eco-Hamlet Zone which will have access off Greenhill Road or Stage Highway 1 until the proposed expressway is constructed and operational and the status of "state highway" has been revoked from State Highway 1 and handed back to Kāpiti Coast District Council as road controlling authority to manage as local road.</u>	<del>Policies 7.10, 11.26 &amp; 11.33</del>
11. <u>New roads including associated <i>infrastructure</i> and new and relocatable structures which are located up to 3 metres below or are above the Visually Sensitive Ridgelines (as identified on the <i>structure plans</i> for the Waikanae North Rural Eco-Hamlet Zone and the Ōtaki North Rural Eco-Hamlet Zone in Appendix 7.4 and Appendix 7.5.</u>	
12. <u>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.</u>	

**Comment [JK285]:** Responds to Submission 327.68 Waa Rata Estate.

**Comment [MM286]:** Responds to Submissions 92.90 and 92.61 Winstone Aggregates.

**Comment [JK287]:** Responds to Submissions 188.25 NZ Farm Forestry Association (Wellington Branch), 250.53 Federated Farmers of New Zealand, 320.30 and 320.39 Carter Family of Reikorangi.

**Comment [JK288]:** Clause 16(2) of Schedule 1 of the RMA and 451.5 R Crozier and J Allin.

**Comment [JK289]:** Responds to Submission 466.1 Ian Hayes.

**Comment [JK290]:** Responds to Submission 8.6(6) Aaron and Michael Jack and 466.1 Ian Hayes.

**Comment [JK291]:** Responds to Submissions 65.6 Sharon Hurst and 550.42 Cuttriss Consultants Ltd.

**Rule 7A.6 Prohibited Activities**

The following activities are **prohibited** activities.

Prohibited Activities	Reference
1. <del>New roads including associated infrastructure and new and relocatable structures which are located up to 3 metres below or are above the Visually Dominant Ridgelines (as identified on the structure plan for Waikanae North (and Ōtaki North) Eco-Hamlet Zone in Rural Environment Appendix 7.4 and 7.5).</del>	Policies 3.21 & 7.4
2. <del>Subdivision which creates new rural residential lots in the Peka Peka North Rural Residential Precinct and on sites where average lot sizes have been applied and an encumbrance has been placed on the title to prevent further subdivision.</del>	Policies 7.10 & 7.24

**Comment [JK292]:** Responds to Submissions 8.6(6) Aaron and Michael Jack and 466.1 Ian Hayes.

**Comment [JK293]:** Responds to Submissions 65.6 Sharon Hurst and 550.42 Cuttriss Consultants Ltd.

### Rural Environment Zones Appendices (in Volume 2)

The following Rural Environment 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

**Comment [JK294]:** Amended as a consequence of recommendations in the General/Plan-wide Section 42A report.

**Comment [JK295]:** Amended as a consequence of recommendations in the General/Plan-wide Section 42A report.