7 Rural Environment

This chapter primarily implements three 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:

- 2.1 Tāngata whenua
- 2.9 Landscapes

The Rural Environment

The rural environment 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 is 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 this environment. The visual appearance, landscape character and amenity of the rural environment are also major determinants of the overall visual character of the District.

Zone Descriptions

The rural Kāpiti environment comprises five zones, 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. 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 can be adversely affected by the presence of highly visible development and changes to dune landforms which cause disturbance to the natural contours and any significant cultural and ecological features of the area. The overall density of development should be very low so as to retain the area’s sense of openness. However, where multiple buildings are proposed for a given location within the zone, clustering may be an appropriate response to mitigate the built impact.
**Rural Plains Zone**
The Rural Plains are generally flat, and consist of alluvial plains, terraces and valley floors. The land contains the District’s *highly versatile* soils and supports much of the District’s horticulture and intensive agriculture activities. 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 intensive *subdivision* and *development*. To protect the significant soil resource, retain the open rural character and ensure groundwater is not contaminated by on-site sewage systems, it is important to retain large *allotment* sizes and to locate any new *development* in areas which have the least impact on the *productive potential* of land in the plains.

**Rural Hills Zone**
The Rural Hills comprise the foothills of the Tararua ranges and downlands. The land is generally very steep and experiences heavy rainfall events. It is also the most visible landform in the District and most vulnerable to change. 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 should be undertaken in a manner which is sympathetic to the high landscape character and visibility of the area.

**Rural Residential Zone**
The Rural Residential Zone provides for ‘lifestyle’ *subdivisions* in appropriate areas in the District to enable people to live in a rural *environment*, where this does not compromise the more productive land, but not necessarily on a farm. The land which is considered suitable is characterised by having small scale rural activities such as horse riding, hobby gardening and *farming* in close proximity to urban facilities. This land will not be zoned residential in future or otherwise used for purely residential uses or be fully serviced. Land has been included in this zone where it is already closely subdivided and developed, and is close to an urban area but physically separated, and is not likely to be suitable for future intensive residential *development*. The *existing* character and overall density of *development* is proposed to be retained.

**Rural Eco-Hamlet Zone**
The Rural Eco-Hamlet Zone comprises the land adjacent to identified urban growth areas at Waikanae North and Ōtaki (which include consolidated sand dunes, interdune sandplains and wetlands) and shares similar physical characteristics with the Rural Dunes Zone. Land use and *development* in the Rural Eco-Hamlet Zone are anticipated to be carried out in a manner that enhances the carrying capacity of the area in terms of 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 *environment*.

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.
**Future Urban development Zone**
This zone is land identified for future urban growth south of the 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 the existing residential area to the urban edge. Subdivision in this zone is non-complying until a structure plan has been completed to enable comprehensive low impact urban development.

**Focus on Production**
Collectively, the District’s broad range of rural areas has significant potential for various primary production activities. This includes the production of food, fibre, fuel and building materials for local consumption, and for regional, national and global distribution. The continued use of the rural environment for these activities is important for the ongoing resilience, health, and social and economic well-being of the District’s communities.

The Plan provisions for all Rural Zones reflect the predominance of primary production activities. However, the provisions also recognise that these activities must be carried out in a manner that maintains the character and amenity of the rural area and adjoining environments. Moreover, the Rural Zone provisions work in tandem with provisions from other parts of the Plan – for example the Natural Environment, Hazard, and Heritage Chapters – to ensure that new rural subdivision, land use and development proceeds in accordance with all relevant Plan Objectives.

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

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 productive potential – particularly for the District’s highly versatile soils – is not compromised.

**Rural character and amenity**
The amenity and character of the rural environment is important for the whole district. The rural 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 and the presence of grazing animal and horticulture is part of the valued rural character.

Travel on rural roads is an important part of the rural experience for residents and visitors, for all travel modes including walking, cycling and horse riding. Existing patterns of vegetation (such as hedges) 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.

Rural character 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.
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.

Some of the more important features of the character of rural buildings and structures include:

- 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.

**Reverse sensitivity**

The rural environment is a productive environment and therefore many farming and primary productive activities which are anticipated in the rural environment are noisy, smelly or dusty at times. The time of day and year that 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 primary production activities as well as newcomers must be considered. Privacy, shelter, access to open space, the maintenance of a quiet environment, and security need to be thought about to ensure the quality of lifestyle is sustained for existing residents while offering the same for newcomers.

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 activities such as quarrying, horticultural activities (e.g. spraying and bird scaring devices), state highways and critical energy networks are located in rural areas. Future residents of the rural area who will fill the vacant sections have the potential to create new reverse sensitivity problems. Reverse sensitivity has the potential to compromise productive land uses, such as farming and quarrying that legitimately exist in the rural environment.

The District Plan provides policies 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 environment where it is located.
7.1 Rural Zones provisions

Introduction

The provisions of this chapter pertain to the District’s rural environment; however the provisions of other chapters in the Plan are equally relevant 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 those relevant objectives.

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 areas so long as the activities are carried out in a manner which ensures protection of natural systems.

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

New subdivision, land 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 primary production activities occurring in the future. This will include:

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

c) avoidance of urban and rural residential development in areas 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
Policy 7.3 – Subdivision and development on highly versatile and specialised soils

When considering applications for subdivision or development in areas characterised by highly versatile soils and specialised soils, in addition to Policy 7.2 specific consideration will be given to:

a) the appropriateness of the resulting allotment size and shape of any subdivision, and the ability for those allotments 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, including the potential to locate the building(s) on less valuable soils 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 of buildings and structures reducing the availability and/or productive potential of highly versatile or specialised soils; and

e) the potential for buildings and structures to be easily removed or relocated.

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 and development in the rural environment will be undertaken in a manner that protects 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.

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

*Plantation forestry* will be managed in the rural 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 adverse effects. *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

Harvesting of *Plantation forestry* will be carried out, at a rate and in a manner that minimises erosion, and adverse effects on natural features and rural character 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 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.

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 intensive farming on a large scale will be avoided in locations where there are actual or potential adverse effects 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;
- d) indigenous biodiversity; and
- e) the amenity and visual appreciation of rural landscapes.

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 and 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**

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

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

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

**Policy 7.10 – Growth management**

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;

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;

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;

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 rural activities.

**Reference**

Objectives 2.6 & 2.11
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

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

In determining whether or not the scale of effects from the ancillary building or activity is appropriate, particular regard shall 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.

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 aide 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 environmental effects (including cumulative effects) on the productive potential and landscape character of the rural area, including:
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Explanations

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 relatively low productivity soils;
- 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 and Development in the Rural Dunes Zone will be undertaken in a manner which:

a) supports the primary production activity focus of the rural environment while protecting the valued landforms and ecological character of the Rural Dunes 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 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.

Policy 7.15 – Rural Plains Zone

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

a) supports the primary production activity focus of the rural environment while protecting the openness and expansive character values of the Rural Plains;

b) avoids loss of the life sustaining and productive potential of the soil resource.

c) allows for clustered development in appropriate areas;

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.

Policy 7.16 – Rural Hills Zone

Subdivision 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 while protecting the valued landscape and ecological character of the Rural Hills;

b) minimises the extent of proposed changes to natural landforms, and adverse effects of proposed development on erosion prone land;

c) retains low allotment density, and avoids 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 located in a manner which minimises visibility from the Rural Dunes, Rural Plains and State Highway 1; and

e) provides sites which are capable of accommodating a primary residential building which is not at risk from identified natural hazards.
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 and development in the Rural Eco Hamlet Zone shall be undertaken in accordance with an approved structure plan, and be consistent with the following principles:

- a) ensure that landform dictates the shape and design of roads, lots and location of buildings to minimise landform modification;
- b) minimise disturbance to sensitive natural features including preventing sedimentation of any waterbodies;
- c) use infrastructure and other services efficiently, 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 where practicable;
- e) reflect local character, in buildings, including having cladding and colour schemes that are in harmony with the natural landscape and having low reflective qualities;
- f) retain an appropriate overall rural-type 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) integrate stormwater treatment and management systems into the landscape to minimise storm-water runoff resulting from development and protect water quality, and any associated native ecosystems or habitats;
- h) ensure that individual lots are landscaped and planted in a manner that reduces the visual bulk of buildings, integrates buildings into the landscape, provides shade and windbreaks, and maintains visual privacy;
- i) limit the planting of hedges and shelter belts along property boundaries;
- j) maintain sufficient separation distance between buildings and vegetation and regionally significant infrastructure;
- k) maintain and the ecological health of water bodies, wetlands and aquatic habitats and prevent the degradation of environmentally sensitive areas, native flora and fauna;
- l) retain and enhance blue and green corridors (waterways and native bush areas) as a feature of the zone;
- m) integrate the protection of areas of historic heritage and sensitive natural features; and
- n) provide an integrated transport network which enables for walkable communities with generous provision for walking, cycling and horse riding trails.

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, wahi 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 indentified 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).*

**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 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”, “Kawahia” 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**

*In all areas shown as Future Urban Development Zones on the planning maps, subdivision will be restricted to boundary adjustments to prevent unmanaged *development* occurring before a *structure plan* has been developed and accepted. Subsequent subdivision and development of these areas will then be undertaken in accordance with approved *structure plans.**
**Policy 7.20 – Maintaining Low Rural Density**

The subdivision of balance allotments in the Rural Dunes, 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 and development in the Paraparaumu North Rural Precinct will be undertaken in a manner and at a rate that:

a) reinforces the area's:
   i) primary function as a gateway to Paraparaumu with a focus on the protection and enhancement of natural environment features, landscapes and values; and
   ii) allows a transitional rural density whereby natural bush and wetlands provide separation;

b) 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
   iii) outstanding natural landscapes which form a backdrop to this precinct.

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 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;
   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, ecological and heritage values; and

d) supports the island’s primary role as a nature reserve.
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 and development in the ‘Peka Peka North Rural-Residential Precinct’ will be enabled in accordance with the structure plan (Rural Environment 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.
### 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.

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

<table>
<thead>
<tr>
<th>Uses/Activities</th>
<th>Rule</th>
<th>Pe</th>
<th>C</th>
<th>RD</th>
<th>D</th>
<th>NC</th>
<th>Pr</th>
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</thead>
<tbody>
<tr>
<td>Intensive farming in Water Collection Areas</td>
<td>7A.5.5</td>
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<tr>
<td>Commercial helicopter operations in all rural zones.</td>
<td>7A.5.6</td>
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<tr>
<td><strong>Coastal Environment</strong></td>
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<tr>
<td>Buildings in the Rural No build Coastal Hazard Management Area</td>
<td>4A.6</td>
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<td>●  ●  ●</td>
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<tr>
<td>Subdivision or development in areas of high natural character</td>
<td>4A.3 and 4A.5</td>
<td></td>
<td></td>
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<td>●</td>
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<td>●  ●</td>
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<tr>
<td><strong>Landscape</strong></td>
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<tr>
<td>Earthworks</td>
<td>3A.1-5</td>
<td></td>
<td></td>
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<td>●  ●  ●</td>
</tr>
<tr>
<td><strong>Ecology</strong></td>
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<tr>
<td>Vegetation modification</td>
<td>3A.1-5</td>
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<td></td>
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<td>●  ●  ●  ●</td>
</tr>
</tbody>
</table>
Rule 7.0. Applicability of Rules 7.1 – 7.6

Rules 7.1 – 7.6 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.

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).

<table>
<thead>
<tr>
<th>Permitted Activities</th>
<th>Standards</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Any activities on land in any Rural Zone which are not otherwise specified as</td>
<td>1. Activities shall not generate contaminants which create a nuisance effect</td>
<td>Policies 7.1, 7.4, 7.9 &amp; 7.12</td>
</tr>
<tr>
<td>Permitted, Controlled, Restricted Discretionary, Discretionary, Non-</td>
<td>at or beyond the boundary of the site on which the activity is occurring</td>
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<tr>
<td>Complying or Prohibited activities and comply with all permitted activity</td>
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</table>
## Rule 7A.1. Permitted Activities
The following activities are **permitted** activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

<table>
<thead>
<tr>
<th>Permitted Activities</th>
<th>Standards</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>standards in this chapter and all permitted activity standards under Rules 3A.1, 4A.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.</td>
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</tbody>
</table>
| 2. Pastoral and arable farming, planting and maintenance of plantation forestry, outdoor (extensive) pig farming, horticulture, viticulture and orchards in all Rural Zones. | 1. No *plantation forestry* or *shelterbelt* vegetation which will grow to a height of more than 6 metres shall be planted:  
   a) within 20 metres of any waterbody whose bed has an average width of 3 metres or more;  
   b) within 50 metres of an *existing primary residential building* on an adjacent property or 10 metres of any legal boundary of any site held under separate a separate Certificate of Title, whichever is greater; or  
   c) within a minimum of 10 metres of any road boundary.  
   2. Each site containing a plantation forest shall have a *formed vehicle access* designed and built for the entry and exit of fire fighting vehicles providing access from a formed *legal road* to each plantation forest area, and shall meet the following minimum requirements:  
   a) 2.5 metres in width  
   b) 2.8 metres in unobstructed height (i.e. clear from vegetation, *buildings and structures.*)  
   3. Harvesting of *plantation forestry* on land in all Rural Zones.  
   1. Harvesting of *plantation forestry* shall not:  
      a) exceed 10 hectares in area in any 12 month period.  
      b) 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.  
      2. A fire plan in accordance with the New Zealand Environmental *Code of Practice for Plantation Forestry* shall be completed for all *plantation forestry* areas prior to harvesting by the forest owner or harvesting company and certified by the Rural Fire Officer prior to commencing any | Policies 7.1, 7.2, 7.4, 7.5, 7.6 & 7.9 |
### Rule 7A.1. Permitted Activities
The following activities are permitted activities, provided that they comply with all corresponding permitted standards (unless otherwise specified).

<table>
<thead>
<tr>
<th>Permitted Activities</th>
<th>Standards</th>
<th>Reference</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>commercial forest harvesting. This shall include an assessment of access and transportation arrangements.</td>
<td>Policies 3.2, 3.21, 7.1, 7.4, 7.10, 7.12 &amp; 9.21</td>
</tr>
<tr>
<td>4. Buildings and structures in all rural zones except in the Paraparaumu North Rural Precinct:</td>
<td>1. The maximum number of residential buildings on any site shall be one household unit and one minor flat (except on Kāpiti Island and the outer islands which have specific requirements). The maximum size of a minor flat shall be 54m² and the maximum floor area for a sleep out shall be 30m².</td>
<td>Policies 3.2, 3.21, 7.1, 7.4, 7.10, 7.12 &amp; 9.21</td>
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<tr>
<td></td>
<td>a) including habitable buildings and accessory buildings on any lot; and</td>
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<td></td>
<td>b) the relocation of buildings that:</td>
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<td></td>
<td>i. are up to and including 15 years old; or</td>
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<td>ii. have a gross floor area up to and including 30m².</td>
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<td></td>
<td>2. All habitable buildings shall have a designed and built for the entry and exit of fire fighting vehicles and shall meet the following minimum requirements:</td>
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<tr>
<td></td>
<td>a) 2.5 metres in width</td>
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<td></td>
<td>b) 2.8 metres in unobstructed height (i.e. clear from vegetation, buildings and structures).</td>
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<td>3. The maximum height from original ground level of any:</td>
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<td></td>
<td>a) accessory farm building shall be 10 metres</td>
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<td></td>
<td>b) habitable building shall be 8 metres</td>
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<td></td>
<td>c) building on Kāpiti Island where the maximum height shall be 8 metres; and</td>
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<tr>
<td></td>
<td>d) within the 'Peka Peka North Rural-Residential Precinct' where the maximum height shall be 4.5 metres except for Lots 3, 4 and 8 where the maximum height is 5.5 metres.</td>
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<tr>
<td></td>
<td>4. Buildings shall not be sited on top of dominant ridgelines or dominant sand dunes, or in such proximity to the ridgeline/dune ridge that more than 1 metre of the height of the building protrudes above the ridgeline when viewed from any public place (i.e. beach, reserve or road).</td>
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<tr>
<td></td>
<td>5. No buildings within 500 metres of the inland edge of a beach shall be visible from the beach when measured from 1.5 metres vertically above ground level at a point 20 metres seaward from the seaward toe of the foredune.</td>
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<tr>
<td></td>
<td>6. No habitable building shall be located within 50 metres of an intensive farming activity on an adjacent site.</td>
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</tbody>
</table>
Rule 7A.1. Permitted Activities

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

<table>
<thead>
<tr>
<th>Permitted Activities</th>
<th>Standards</th>
<th>Reference</th>
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</thead>
<tbody>
<tr>
<td>7. The minimum yard requirements for any site shall be:</td>
<td></td>
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<tr>
<td>a) front yard</td>
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<tr>
<td>i. All buildings shall be set back at least 10 metres from a road boundary.</td>
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<tr>
<td>ii. Intrusions of eaves up to 0.6 metres are excluded.</td>
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<tr>
<td>b) side and rear yards</td>
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<tr>
<td>i. All buildings (other than intensive farming buildings) shall be set back at least 5 metres from a side or rear yard boundary.</td>
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<tr>
<td>ii. Intrusions of eaves up to 0.6 metres are excluded.</td>
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<tr>
<td>Note: For intensive farming standards refer to the Restricted Discretionary Activity Standards.</td>
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<tr>
<td>8. All parts of buildings must fit within a height envelope (refer to definition and diagrams in chapter 1) which:</td>
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<td>a) commences at a point 2.1 metres above the property boundary; and</td>
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<tr>
<td>b) inclines inwards at right angles to the boundary and at a vertical angle of 45 degrees.</td>
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<tr>
<td>c) Where there is a right-of-way or an access strip/leg immediately adjacent to, and on the other side of, the property boundary, the height envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip/leg.</td>
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<tr>
<td>The exception to this is that garages located in the side or rear yard up to 7 metres in length and not more than 2.4 metres in height may infringe the height envelope.</td>
<td></td>
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</tr>
<tr>
<td>5. Farm tracks on private land for permitted farming activities on land in all rural zones which is not within outstanding natural or significant amenity</td>
<td></td>
<td>Policies 3.2, 3.22, 3.23, 7.1, 7.4, 7.6, 9.19 &amp; 9.21</td>
</tr>
<tr>
<td>1. Farm tracks shall not exceed 4 metres in width and shall be ancillary to agricultural or horticultural activities on the site.</td>
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<tr>
<td>2. Earthworks cut or fill shall not exceed 1 metre of vertical distance.</td>
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</tbody>
</table>
### Rule 7A.1. Permitted Activities

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

<table>
<thead>
<tr>
<th>Permitted Activities</th>
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</tr>
</thead>
<tbody>
<tr>
<td><em>landscapes</em> shown on the District Wide Zone Maps.</td>
<td></td>
<td>Policies 7.1, 7.4, 7.11, 6.17 &amp; 6.24</td>
</tr>
<tr>
<td>6. <em>Home occupations</em> in all <em>rural zones.</em></td>
<td>1. All permitted standards for <em>buildings</em>, traffic generation and environmental <em>nuisances</em> are complied with.</td>
<td>Policies 7.1, 7.4, 7.11, 6.17 &amp; 6.24</td>
</tr>
<tr>
<td></td>
<td>2. The floor area used (whether temporary or permanent) shall not exceed 40m².</td>
<td>Policies 7.1, 7.4, 7.11, 6.17 &amp; 6.24</td>
</tr>
<tr>
<td></td>
<td>3. No more than one non-resident person shall be employed.</td>
<td>Policies 7.1, 7.4, 7.11, 6.17 &amp; 6.24</td>
</tr>
<tr>
<td></td>
<td>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 – <em>Infrastructure</em>.</td>
<td>Policies 7.1, 7.4, 7.11, 6.17 &amp; 6.24</td>
</tr>
<tr>
<td></td>
<td>5. No deliveries shall be made to the <em>site</em> between the hours of 7pm and 7am.</td>
<td>Policies 7.1, 7.4, 7.11, 6.17 &amp; 6.24</td>
</tr>
<tr>
<td></td>
<td>6. Retail activities:</td>
<td>Policies 7.1, 7.4, 7.11, 6.17 &amp; 6.24</td>
</tr>
<tr>
<td></td>
<td>a) shall only be <em>ancillary</em> to the primary <em>home occupation</em> activity;</td>
<td>Policies 7.1, 7.4, 7.11, 6.17 &amp; 6.24</td>
</tr>
<tr>
<td></td>
<td>b) no goods on display shall be visible from outside the <em>buildings</em>; and</td>
<td>Policies 7.1, 7.4, 7.11, 6.17 &amp; 6.24</td>
</tr>
<tr>
<td></td>
<td>c) total floor area used for retail (whether temporary or permanent) shall not exceed 10m² (this is to be included within the maximum floor area used set out in (2).</td>
<td>Policies 7.1, 7.4, 7.11, 6.17 &amp; 6.24</td>
</tr>
<tr>
<td>7. Activities on Kāpiti Island and off shore islands.</td>
<td>1. <strong>Rubbish Disposal:</strong> Apart from matter that is biodegradable, all other <em>waste</em> material shall be removed from the island.</td>
<td>Policies 3.1, 3.3, 3.8, 3.15, 4.2, 4.4, 4.7, 7.9, 7.14, 9.21, 11.11, 11.20 &amp; 11.28</td>
</tr>
<tr>
<td></td>
<td>2. <strong>Fire Safety:</strong> 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.</td>
<td>Policies 3.1, 3.3, 3.8, 3.15, 4.2, 4.4, 4.7, 7.9, 7.14, 9.21, 11.11, 11.20 &amp; 11.28</td>
</tr>
</tbody>
</table>
## Rule 7A.1. Permitted Activities

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

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<thead>
<tr>
<th>Permitted Activities</th>
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</tr>
</thead>
<tbody>
<tr>
<td>3. Rodents/Animals:</td>
<td>Adequate provision shall be made to ensure rodents are not able to gain access to the island. No animals are permitted except for animals used for wildlife management purposes, or authorised for release on the island by the Department of Conservation.</td>
<td></td>
</tr>
<tr>
<td>4. Household units:</td>
<td>A maximum of 16 household units is permitted to be located on Kāpiti Island and off-shore islands (including Department of Conservation buildings). They shall be designed to not be visible from the beach and shall be of recessive colours or materials. The household units shall comply with all permitted activity standards for permitted buildings in rule 7A.1.3.2 To 7A.1.3.7 above.</td>
<td></td>
</tr>
<tr>
<td>8. Removal of vegetation for fire breaks in all Rural Zones</td>
<td>1. Vegetation removal shall be carried out by persons authorised by a warranted rural fire officer.</td>
<td>Policies 3.3 &amp; 9.21</td>
</tr>
<tr>
<td></td>
<td>2. Removal of vegetation for firebreaks shall be limited to a maximum width of 10 metres.</td>
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<td></td>
<td><strong>Note:</strong> Modification or removal of indigenous vegetation is also subject to rules in Chapter 3 Natural Environment.</td>
<td></td>
</tr>
<tr>
<td>9. Buildings in the Rural Dunes Zone.</td>
<td>1. 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.</td>
<td>Policies 7.1, 7.2, 7.4, 7.9.7.12 &amp; 7.14</td>
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<tr>
<td></td>
<td>2. Buildings shall not be located in sensitive natural areas or up to 1 metre below or above dominant ridgelines.</td>
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<td></td>
<td>3. All buildings shall comply with setbacks in rule 9A.1.1.</td>
<td></td>
</tr>
<tr>
<td>10. Buildings and development in the Rural Eco Hamlet</td>
<td>1. Development is consistent with the Structure Plan for the Waikanae North Eco-Hamlet zone (Rural Appendix 7.4) or Ōtaki North Eco-Hamlet Zone (Rural Appendix 7.5) or Ngarara</td>
<td>Policies 3.3, 3.4, 3.8, 3.21, 4.2, 4.4,</td>
</tr>
</tbody>
</table>
### Rule 7A.1. Permitted Activities

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

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<tbody>
<tr>
<td>Zone including the Ngarara Precinct.</td>
<td>Precinct (Rural Appendices 7.2 and 7.3). Development shall be located within the areas shown as suitable on the (Waikanae North (Appendix 7.4) and Ōtaki North (Appendix 7.5) Structure Plans and the defined areas in the Ngarara Precinct Structure plan (Appendix 7.2).</td>
<td>4.7 7.4, 7.9, 7.10, 7.12, 7.17, 7.18, 7.20 &amp; 9.2</td>
</tr>
<tr>
<td>2. Roading infrastructure and new and relocatable structures are located:</td>
<td><strong>a)</strong> Outside buffer areas adjacent to ecological sites, streams, expressway and transmission lines as identified on the structure plan, except for structures associated with passive recreation and conservation activities; and&lt;br&gt;<strong>b)</strong> Outside the visually sensitive areas and visually sensitive ridgelines as identified on the structure plans (Appendices 7.2-7.5).</td>
<td></td>
</tr>
<tr>
<td>3. Individual lots shall be landscaped and planted to:</td>
<td><strong>a)</strong> visually reduce the bulk of buildings;&lt;br&gt;<strong>b)</strong> Integrate the building form into the landscape;&lt;br&gt;<strong>c)</strong> Provide shade and windbreaks;&lt;br&gt;<strong>d)</strong> Protect or maximise visual privacy;&lt;br&gt;<strong>e)</strong> Limit linear planting including hedges and shelter belts; and&lt;br&gt;<strong>f)</strong> Maintain sufficient separation distance between vegetation and transmission lines.&lt;br&gt;<strong>g)</strong> Additional requirements for the Ngarara Precinct:&lt;br&gt;<strong>i.)</strong> Planting shall provide filtered views of buildings so that no more than 50% of building to be visible 5 years after building completion when viewed from streets and public areas; and&lt;br&gt;<strong>ii.)</strong> No Hedges, shelterbelts and other linear planting with a length exceeding 10 metres shall be included in landscaping on lots.&lt;br&gt;<strong>h)</strong> Each site shall provide a renewable electricity alternative to mains power such as solar hot water heating, 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.&lt;br&gt;<strong>i)</strong> Buildings within individual lots shall be located so that:&lt;br&gt;<strong>a)</strong> All buildings within individual sites are clustered so that:&lt;br&gt;<strong>b)</strong> Ancillary buildings are located within 30 metres of the residential unit on the same site.&lt;br&gt;<strong>c)</strong> Residential dwellings are orientated the north with a minimum of 50% of the north facing</td>
<td></td>
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</table>
Rule 7A.1. Permitted Activities
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<tr>
<td>wall being glazed (ie windows or glazed doors) to maximise energy efficiency and sun access.</td>
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<td>d) Buildings (other than intensive farming buildings for which greater setbacks are required) are sited at least:</td>
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<td>i. 20 metres from the road boundary and 10 metres from external boundaries.</td>
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<td>ii. 10 metres from streams/water bodies and ecological sites identified on the Structure Plans in Appendices (7.2-7.5)</td>
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<td>iii. 5 metres from all other streams/drains</td>
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<td>iv. 35 metres from the High Voltage transmission lines</td>
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<tr>
<td>e) A site layout plan will need to be provided with the Building Consent application which shows the following:</td>
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<tr>
<td>i. The location of all dwellings and accessory buildings on-site;</td>
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<td>ii. Proposed driveway;</td>
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<td>iii. Earthworks; and</td>
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<td>iv. Any proposed planting.</td>
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<td>j) Buildings shall be designed and constructed to</td>
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<td>a) use as exterior materials:</td>
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<td>i. Natural stone; or</td>
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<td>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</td>
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<td>iii. material painted or finished in, recessive colours and non reflective materials (excluding glazing),</td>
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<td>b) Any building or fence constructed or clad in metal, or material with reflective surfaces, is painted with a non-reflective finish and be at least 50% visually permeable. For the avoidance of doubt glazing is excluded from this standard.</td>
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<tr>
<td>k) Ancillary buildings and structures to have a combined gross floor area of no greater than 150m² per lot.</td>
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<tr>
<td>l) The keeping of a domestic cat(s) within 500 metres of protected ecological sites is not permitted unless the cat(s) are kept within a cat run.</td>
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</tbody>
</table>
## Rule 7A.1. Permitted Activities
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<tbody>
<tr>
<td>11. Papakāinga housing in all Rural Zones.</td>
<td>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:</td>
<td>Policies 3.15, 5.8 7.4 &amp; 7.10</td>
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<tbody>
<tr>
<td>a)</td>
<td>A maximum of 10 papakāinga units are permitted on any site</td>
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<tr>
<td>b)</td>
<td>A minimum land area of 2000m² shall be provided for each papakāinga unit</td>
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<tr>
<td>c)</td>
<td>Each papakāinga 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 papakainga unit it serves and shall be a minimum of 40m², with a maximum width of 5.5 metres for the exclusive use of each papakāinga unit.</td>
<td></td>
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<tr>
<td>d)</td>
<td>A maximum of one communal habitable building with a maximum gross floor area not exceeding 200m² for group activities which do not include retail, commercial, industrial or service activities may be erected on each site.</td>
<td></td>
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</tbody>
</table>
## Rule 7A.2 Controlled Activities

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

<table>
<thead>
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</tr>
</thead>
</table>
| 1. Relocation of buildings over 30m² in total floor area which are more than 15 years old in all Rural Zones which comply with the permitted activity standards for buildings in rule 7A.1.3. and all infrastructure permitted activity standards. | 1. Any damaged exterior cladding or finishes including damage resulting from relocation shall be repaired or replaced.  
2. 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 site. The bond shall be released when the upgrading works have been completed.  
3. Any relocated residential building shall comply with all permitted activity standards under Rule 11A.1.12. | 1. 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.  
2. The imposition of a performance bond. | Policies 7.4, 7.9 7.12, 11.19, 11.20 & 11.21 |
| 2. Planting and harvesting of plantation forestry larger than 10 hectares in any one calendar year on land in all rural zones except in areas identified in District Plan maps as being:  
a) high and very high erosion susceptibility;  
b) high natural hazard risk;  
c) Historic heritage or cultural values; | 1. Compliance with the permitted activity standards for plantation forestry.  
2. 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.  
3. 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 | 1. The operational techniques used to log the timber to avoid, remedy or mitigate adverse effects on the environment.  
2. Measures contained in a forestry management plan.  
3. Management of fire risk.  
4. Access and transport effects.  
5. The imposition of financial | Policy 3.3, 3.4, 7.4, 7.5, 7.6, 9.21 & 11.29 |
### Rule 7A.2 Controlled Activities

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</thead>
</table>
| d) Outstanding natural landscapes and significant amenity landscapes and ecological sites. | Forestry and shall describe and identify:  
  a) Any important environmental and *heritage features* (including waterways and areas of native vegetation) or values within the area to be harvested.  
  b) Operational techniques to be used for harvesting and associated activities.  
  c) Property boundaries.  
  d) The access points and *roads* to be used by logging vehicles.  
  e) Hours of operation.  
  f) Potential adverse environmental *effects* and proposed mitigation measures. | contributions in accordance with Chapter 12 of this plan.  
  6. Sediment and erosion control.  
  7. *Effects* on sensitive natural areas. |           |
|                                                                                      | 4. Prior to harvesting an environmental impact assessment (EIA) of the proposed techniques to be used in accordance with the 4th Schedule of the Act shall be carried out and provided to Council. |                                                                                                      |           |
| 3. **Boundary adjustments** and **subdivisions** where no additional *allotments* (other than reserves or *legal road* to be vested in Council) are created in all rural zones except the Future Urban Development Zone. | 1. Each *allotment* must have inalienable legal and physical access to a *legal road*.  
  2. The *subdivision* must not create further development potential as a result of the subdivision. (i.e. create a small *lot* and a larger *lot* which can then be further subdivided and would not have met discretionary activity standards including minimum or average *lot* sizes prior to this subdivision occurring): and | 1. Design and layout of the *subdivision* and *earthworks*.  
  2. The degree of compliance with the Kapiti Coast District Council *Subdivision* and Development Principles and Requirements 2012.  
  3. *Natural hazard* management. | Policies 7.1, 7.3, 7.4, 7.9, 7.127.20 & 7.21 |
Rule 7A.2 Controlled Activities
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</thead>
<tbody>
<tr>
<td>3. No resulting lot shall have an area less than 6000m².</td>
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<td>4. Vehicle access points onto legal road including the State Highway Network.</td>
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<td></td>
<td>5. Imposition of encumbrances on titles to prevent or limit further subdivision.</td>
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<td></td>
<td>6. Imposition of conditions under sections 108 and 220 of the RMA.</td>
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<td></td>
<td>7. The imposition of financial contributions in accordance with Chapter 12 of this plan.</td>
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<tr>
<td></td>
<td>a) Have a maximum height of 10 metres for accessory farm buildings and 8 metres for habitable buildings;</td>
<td>2. Visibility of buildings.</td>
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<tr>
<td></td>
<td>b) Have a maximum site coverage of 30%;</td>
<td>3. Adequacy of screening.</td>
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<tr>
<td></td>
<td>c) Shall be screened from State Highway One and Otaihanga Road by evergreen planting capable of growing to a height of 3 metres and not exceeding a height of 10 metres at maturity;</td>
<td>4. Permeability of fencing.</td>
<td></td>
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<tr>
<td></td>
<td>d) A maximum of one household unit and one minor flat shall be erected on any site.</td>
<td>5. Traffic safety and access.</td>
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<tr>
<td></td>
<td>e) Be located a minimum of 15 metres from State Highway One and a minimum of 5 metres from the precinct area boundary;</td>
<td>6. Visual and amenity effects.</td>
<td></td>
</tr>
</tbody>
</table>
**Rule 7A.2 Controlled Activities**
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<tr>
<td></td>
<td>(i.e.: at least 50% see-through e.g. chain-link)</td>
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</tbody>
</table>
### 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).

<table>
<thead>
<tr>
<th>Restricted Discretionary Activities</th>
<th>Standards</th>
<th>Matters over which Council will restrict its discretion</th>
<th>Reference</th>
</tr>
</thead>
</table>
| 1. All activities which are not listed as discretionary or non-complying and do not comply with no more than one permitted or controlled activity standard in all rural zones | 1. Consideration of the standard not met.  
2. Visual and amenity effects.  
3. Traffic effects.  
4. The consistency with the relevant objectives and policies.  
5. Public safety.  
6. Whether any nuisance effects are created.  
7. Cumulative effects. | | |
| 2. Subdivision in all rural zones except the Future Urban Development Zone and subdivisions which are controlled activities under Rule 7A.2.3. | 1. General standards:  
a) All lots shall meet natural hazard subdivision standards in chapter 4 and the relevant natural environment standards in chapter 3.  
b) All lots shall meet access and transport and infrastructure standards for subdivisions in chapter 11.  
c) 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 | 1. The design and layout of the subdivision including earthworks, the clustering of nominated building area and the suitability for primary productive activities.  
2. The degree of compliance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements 2012.  
3. The imposition of financial contributions in accordance with Chapter 12 of this plan. | Policy 3.1, 3.2, 3.3, 7.3, 7.4, 7.13, 7.14, 7.15, 7.16, 7.17 & 9.21 |
Rule 7A.3 Restricted Discretionary Activities
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<tbody>
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<td></td>
<td>THESE AREAS.</td>
<td>4. The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act.</td>
<td></td>
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<tr>
<td></td>
<td>d) Site boundaries and roading infrastructure will follow the contours, natural geographic features and dune topography.</td>
<td>5. Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) 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.</td>
<td>6. The location of any building area relative to the natural hazards, heritage features and sensitive natural features and dominant ridgelines.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>f) Each lot will have a notional building area (capable of containing a 20-metre diameter circle) and access identified on the site plan.</td>
<td>7. The provision of walking, cycle pathways and bridleways.</td>
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<tr>
<td></td>
<td>g) 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.</td>
<td>8. Consistency with relevant appendices and schedules to all chapters of this plan.</td>
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<td></td>
<td>h) 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:</td>
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<tr>
<td></td>
<td>i) 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</td>
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<td></td>
<td>j) A fixed static pick-up suction source</td>
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</tbody>
</table>
## 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).

<table>
<thead>
<tr>
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<tbody>
<tr>
<td></td>
<td>located within 90 metres of the fire risk in accordance with Appendix B of SNZ PAS 4509:2008; or k) At the time of construction, a minimum storage of 7,000 litres of water for fire fighting purposes should be provided to each <em>habitable building</em> connected to a domestic sprinkler installed in compliance with SNL PAS 4509:2008.</td>
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</tbody>
</table>

2. Additional standards for the Rural Residential Zone:
   a) *Subdivisions* shall create lots with a minimum average area of 1ha across the subdivision and a minimum individual lot area of 4000m².

3. Additional standards for the Rural Dunes Zone:
   a) The *subdivision of lots* shall be developed into clusters of 12 or less with a maximum size of 1ha and a minimum of 6000m² per lot. The balance of the land shall be held in a single lot; and
   b) A minimum average *lot* size of 4ha across the whole *subdivision* of shall be maintained; and
   c) The clustered *lots* shall be located on the least suitable land for primary *productive activities* on the parent title; and
## Rule 7A.3 Restricted Discretionary Activities

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<tr>
<td>d) All buildings, including <em>habitable buildings</em> in a <em>cluster</em> as a result of <em>subdivision</em> shall be located within 300 metres of each other when measured at the closest points of each <em>building</em>. If more than one <em>cluster</em> is proposed in one <em>subdivision</em> the <em>clusters</em> shall be clearly separate.</td>
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</tbody>
</table>

4. **Additional standards for the Rural Hills Zone**
   a) Subdivisions shall create *lots* with a minimum average of 20ha per *lot* across the *subdivision* and a minimum individual *lot* area of 1ha.

5. **Additional standards for the Rural Plains Zone**
   a) Subdivisions shall create *lots* with a minimum average area of 6ha across the subdivision and a minimum individual *lot* area of 1ha.

6. **Additional standards for the Rural Eco-Hamlet zone**
   a) The minimum *lot* area shall be 4,000m².
   b) The minimum average *lot* size shall be 2ha.
   c) The maximum size of *lots*, excluding the balance *lots*, shall be 1ha.
   d) A minimum of 60% of the total area of the *hamlet* shall be used for grazing, *primary production activities* or ecological
## Rule 7A.3 Restricted Discretionary Activities

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<tr>
<td>e)</td>
<td>A minimum 10 metre no build setback is incorporated each side of streams in the precinct (the extent of this is shown on the <em>Structure Plan</em>) and around ecological sites.</td>
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<tr>
<td>f)</td>
<td>The location of the <em>building area</em> on each lot and access shall ensure that <em>buildings</em> will not be visible when viewed from neighbouring lots (neighbours to the parent <em>lot</em>) of public roads (which are not created by the <em>subdivision</em>).</td>
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<td>g)</td>
<td>Each new <em>lot</em>, including balance <em>lots</em>, shall carry an encumbrance on the title prohibiting further <em>subdivision</em>; specifying the <em>building area</em> and access limiting <em>buildings</em> to a clustered location.</td>
<td></td>
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<tr>
<td>h)</td>
<td>Two <em>site plans</em> shall be submitted to <em>Council</em> for approval; one detailing the existing situation and the other detailing the proposed <em>subdivision development</em>. The proposed <em>subdivision development</em> plan will show the no-build areas consistent with the <em>Structure Plans</em> in Appendices 7.1 to 7.5.</td>
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<tr>
<td>i)</td>
<td>The parent <em>lot</em> shall have legal access from Ngarara Road, Smithfield Road, End Farm Road or any private <em>vehicle accessways</em> fronting these <em>roads</em>.</td>
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<td>j)</td>
<td>Land which is only accessed via Greenhill</td>
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</tbody>
</table>

- [7-39] -
### Rule 7A.3 Restricted Discretionary Activities

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<tr>
<td>Road or State Highway 1/Main Road North Waikanae, can be subdivided as a restricted discretionary activity once the new 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.</td>
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</tbody>
</table>

**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.

7. In the Paraparaumu North Rural Precinct each lot shall:
   a) Have a minimum area of 1hectare.
   b) The subdivision shall have an average lot size greater than 2hectares, calculated on the basis of the total area of the parent title lot of the subdivision.
   c) All lots adjacent to State Highway One shall have a 5-metre planted buffer along the State Highway One frontage.
   d) Each lot must have inalienable access to a legal road.
### Rule 7A.3 Restricted Discretionary Activities

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<tr>
<td><strong>Note:</strong> Further relevant standards relating to special features on the land can be found in chapters 3, 4 and 9.</td>
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</tbody>
</table>
| 3. Intensive farming, including intensive poultry, and intensive pig farming in all rural zones except in the Water Collection Area. | 1. Activities shall be located at least:  
   a) 50 metres from the nearest habitable building on any adjacent lot; and  
   b) 20 metres from any road boundary.  
   2. No spray residue, odour or dust associated with the intensive activities shall be measurable at the boundary with any adjacent properties.  
   3. Buildings and structures shall be designed and located to screen the facility from public roads and dwellings on adjacent sites.  
   4. Shall have adequate effluent disposal systems to dispose of animal wastes from intensive farming.  
   **Note:** Any discharge to land, air or water bodies may require a resource consent from the Wellington Regional Council. Applicants should contact the Regional Council to confirm whether or not a consent is required. | 1. The imposition of conditions in accordance with section 108 of the RMA.  
   2. Effects on ecology and biodiversity.  
   3. Noise effects.  
   4. Transport effects.  
   5. Nuisance effects.  
   6. Building bulk and location.  
   7. Cumulative effects.  
   8. Visual, character and amenity effects. | Policies 7.1, 7.2, 7.3, 7.4, 7.8 & 7.11 |
| 4. Extractive activities including the removal of | 1. The quarry face shall not be within view of the residential zone or State Highway 1. | 1. Visual effects. | Policies 3.3, 3.17, 3.24, 7.1, 7.2, 7.4, |
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| more than 100m³ of topsoil and landfills in all Rural Zones. | 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.  
3. A management and restoration plan for the site shall be submitted to the Council prior to commencing extraction. The plan shall include methods to avoid, remedy or mitigate visual, dust, noise and traffic effects and a plan to rehabilitate and revegetate the site on completion of the extraction.  
4. Activities shall comply with relevant standards in Chapter 3. | 2. Traffic effects.  
3. Nuisance effects.  
4. Extent of earthworks.  
5. Cumulative effects.  
6. Ecological effects. | 7.7, 11.18 & 11.29 |
| 5. Papakainga housing on Kāpiti Island. | 1. Minimum site area per residential unit - 250m².  
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 building preserves the privacy of individual residential units.  
3. Each residential unit shall have an outdoor space of not less than 40m² for its own individual use. | 1. Design, location and layout of buildings.  
2. Number of household units.  
3. Visual, character and amenity effects.  
4. Effects on ecology and biodiversity. | Policies 3.3, 3.15, 3.26, 5.8 7.4 7.10 & 7.23 |
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<td>4.</td>
<td>Compliance with the “Kāpiti Island Permitted Activity Standards”.</td>
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<tr>
<td>6. All buildings and activities in the Kukutauaki and Kawakahia Eco-Hamlets of the Ngarara Precinct where all discretionary activity standards for the Ngarara Precinct are complied with.</td>
<td>1. All dwellings and structures in the Kukutauaki Eco-Hamlet shall be setback from the boundary of the adjoining lots in Rutherford Drive by at least 10 metres and not exceed 8 metres in height.</td>
<td>1. Effects on wetland habitat.</td>
<td>Policies 3.1, 3.3, 3.6, 3.17, 3.18, 5.19, 7.17 &amp; 7.18</td>
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<td></td>
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<td>2. Resource consent for development in the Kukutauaki Eco-Hamlet shall demonstrate that:</td>
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<tr>
<td></td>
<td></td>
<td>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);</td>
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<td></td>
<td></td>
<td>b) Adverse effects on indigenous flora and flora values and the ecological health of the ecological sites are avoided or minimised;</td>
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<td>c) Ownership and management structures for the Eco-Hamlet are defined and include all open space;</td>
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<td>d) An Environmental Management Plan is prepared that complies with 7.1 and 7.2;</td>
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<td></td>
<td>e) The location and extent of building platforms and associated services are</td>
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<td>Identified within each lot;</td>
<td>f) Roading <em>infrastructure and development</em> of house <em>lots</em> are located outside buffer areas sensitive to <em>existing dune topography</em> and involves <em>minimal earthworks</em>;</td>
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<td></td>
</tr>
<tr>
<td>g) <em>Waste control structures</em> are fully contained to ensure no leakage or groundwater infiltration; and</td>
<td>h) All stormwater discharges are appropriately treated prior to discharge to ground on-site.</td>
<td></td>
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</tr>
<tr>
<td>i) <em>Development</em> within Kawakahia Eco-Hamlet that adjoins the Kawakahia <em>Wetland</em> (K066) shall meet the following:</td>
<td>j) An <em>Open Space Wetland Buffer</em> no less than 20 metres in width shall be established around <em>wetlands</em> and streams, a 50-metre minimum buffer is required for those areas shown as “<em>Open Space Wetland Buffer</em> (50m buffer)” on the Ngarara Precinct <em>Structure Plan</em> (Part D:10 Appendix 7.2) subject to an ecological assessment determining whether a wider buffer is required;</td>
<td></td>
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<tr>
<td>k) <em>For wetland</em> buffers less than 50 metres in width, a 10-metre building setback from the inland <em>boundary</em> of the buffer is required: for <em>wetland</em> buffers 50 metres or greater in width, no building setback is</td>
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<tr>
<td>l) No structures within Open Space Wetland Buffers except for structures associated with passive recreation and conservation activities;</td>
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<tr>
<td>m) An Environmental Management Plan is prepared that complies with Appendix 7.2 and 7.3 and sets out the management structure for open space areas;</td>
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<tr>
<td>n) All wastewater shall be reticulated and all waste control structures shall be fully contained to ensure no leakage or groundwater infiltration;</td>
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<tr>
<td>o) No untreated stormwater shall be discharged to natural wetlands</td>
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<tr>
<td>p) All stormwater discharges are appropriately treated prior to discharge to ground on-site;</td>
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<tr>
<td>q) Individual building platforms within each lot and associated services are defined; and</td>
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<td>r) Locally sourced indigenous species will be used for all planting.</td>
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7. **Subdivision in the Ngarara Precinct of the Rural Eco-Hamlet Zone (as shown in Appendix 7.2 and 7.3)**

1. Development shall be carried out in accordance with the Structure Plan and Management Principles for the Ngarara Precinct (Rural Environment Appendix 7.2 and 7.3), provided the subdivision complies with the standards specified below:

   1. The design and layout of the subdivision and earthworks.  
   2. Council’s Subdivision and Development Principles and Requirements 2012.  

Reference: Policies 3.1, 3.3, 3.6, 3.17, 3.18, 5.19, 7.10, 7.17 & 7.18
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<tr>
<td>2. A maximum of 144 lots in the Precinct comprising of a maximum of 4 lots in the Kukutauaki Eco-Hamlet, 40 lots in the Ngapara Eco-Hamlet, 40 lots in the Lamberts Eco-Hamlet and 40 lots in the Smithfield Eco-Hamlet and 20 lots or accommodation units in the Kawakahia Retreat.</td>
<td></td>
<td>3. The imposition of financial contributions in accordance with chapter 12 of this plan.</td>
<td></td>
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<tr>
<td>3. Compliance with General Standards for subdivision in 10 above.</td>
<td></td>
<td>4. The imposition of conditions (in accordance with sections 108 and 220 of the Resource Management Act.).</td>
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</tr>
<tr>
<td>4. Each new lot, including balance lots, shall carry an encumbrance on the title prohibiting further subdivision beyond the maximum number specified for the Eco Hamlet; and specifying a building area (capable of containing a 20-metre diameter circle) and access limiting buildings to a clustered location.</td>
<td></td>
<td>5. Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.</td>
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<tr>
<td>5. 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.</td>
<td></td>
<td>6. The location of any associated building site(s) relative to the natural hazards, historic heritage features and sensitive natural features.</td>
<td></td>
</tr>
<tr>
<td>6. Subdivision of the Kukutauaki, and Kawakahia 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</td>
<td></td>
<td>7. Any easement or other legal mechanism required for legal access.</td>
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<td></td>
<td></td>
<td>8. Design, size, shape and location of reserves and esplanades.</td>
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<td></td>
<td></td>
<td>9. Visual, character and amenity effects.</td>
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<tr>
<td></td>
<td></td>
<td>10. Design, size, shape and location of reserves and esplanades.</td>
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<tr>
<td>1. The amount of development proposed shall not exceed or proceed earlier than the stipulations in the guideline.</td>
<td>1. The scale of biodiversity, energy or water quality benefits created by the proposal.</td>
<td>Policies 3.1, 3.3, 3.4, 3.6, 3.9, 3.13, 7.1, 7.2, 7.3 &amp; 7.10</td>
<td></td>
</tr>
<tr>
<td>2. Layout, size, design and location of proposed building and structures.</td>
<td>3. Visual, character and amenity effects.</td>
<td></td>
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</tr>
<tr>
<td>3. Ecological or biodiversity effects.</td>
<td>4. Traffic effects.</td>
<td></td>
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</tr>
<tr>
<td>5. Cumulative effects.</td>
<td>6. Ecological or biodiversity effects.</td>
<td></td>
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</tr>
<tr>
<td>7. Development including subdivision which is undertaken in accordance with the Development Incentives Guidelines set out in Natural Environment Appendix 3.1</td>
<td>Policies 3.8, 3.20</td>
<td>Policies 3.8, 3.20</td>
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| Visually Sensitive Areas of the Waikanae North and Ōtaki North Eco-Hamlet Zone. | Standards for development in the rural zones and the Waikanae North and Ōtaki North Eco Hamlet Zone.  
  a) All buildings to use as exterior materials:  
  b) Natural stone; or  
  c) 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  
  d) Another material painted or finished in visually muted, recessive colours, from British Standard 5252 A01 to C40 inclusive, with a reflective value of 60% or less. | 2. Layout, size, design and location of proposed building and structures.  
  3. Visual, character and amenity effects.  
  4. Adequacy of site investigations.  
  5. Suitability of the site for the proposed activity.  
  6. Proposed mitigation, remediation or ongoing management measures.  
  7. Effect on natural character values.  
  8. Cumulative effects. | 3.21, 3.25, 7.4, 7.9, & 7.17 |
| | 2. Any building 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. | |
| | 3. Building shall be no more than 6 metres in height. | | |
### Rule 7A.5 Non Complying Activities

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<tbody>
<tr>
<td>1. All activities which are not permitted, controlled, discretionary or prohibited 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.</td>
<td>All policies in this chapter</td>
</tr>
<tr>
<td>2. Further roadside stalls/retail outlets fronting State Highway 1 or roads where traffic volumes exceed 10,000 vpd.</td>
<td>Policies 7.1, 7.9, 7.11, 11.7, 11.29 &amp; 11.31</td>
</tr>
<tr>
<td>3. Subdivision of land in the Future Urban Development Zone shown on District Planning Maps a structure plan for the zone has been developed and included as an appendix to this plan.</td>
<td>Policies 7.10, 7.19, 11.11 &amp; 11.29</td>
</tr>
<tr>
<td>4. Subdivision in any rural zone which does not comply with one or more of the restricted discretionary activity subdivision standards.</td>
<td>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</td>
</tr>
<tr>
<td>5. Intensive farming, including intensive pigs and poultry, in the Water Collection Areas – (Waitohu, Waikanae and Smith’s Creek), as shown on the District Planning Maps.</td>
<td>Policies 7.1, 7.2, 7.3, 7.4, 7.9, 7.10, 7.16, 7.20, 11.20 &amp; 11.22</td>
</tr>
<tr>
<td>6. Commercial helicopter operations in all Rural Zones.</td>
<td>Policies 7.4 &amp; 7.9</td>
</tr>
<tr>
<td>7. Second or subsequent household units on any lot in all Rural Zones.</td>
<td>Policies 7.1, 7.2, 7.3, 7.4, 7.9 &amp; 7.10</td>
</tr>
<tr>
<td>8. Industrial or commercial activities which are not home occupations or ancillary to primary production activities in all Rural Zones.</td>
<td>Policies 6.24, 7.1, 7.2, 7.3, 7.4 &amp; 7.9</td>
</tr>
<tr>
<td>9. Planting and harvesting of forestry not complying with one or more permitted activity or controlled activity standards.</td>
<td>Policies 3.3, 3.8, 3.12, 3.21, 7.1, 7.2 &amp; 7.9</td>
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<tr>
<td>10. New roads including associated infrastructure and new and relocatable structures within the visually sensitive areas of the Waikanae North Eco-Hamlet Precinct that does not comply with the Restricted Discretionary Activity Standards.</td>
<td>Policies 3.21 &amp; 7.4</td>
</tr>
<tr>
<td>11. 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.</td>
<td>Policies 7.10, 11.26 &amp; 11.33</td>
</tr>
</tbody>
</table>
**Rule 7A.6 Prohibited Activities**
The following activities are **prohibited** activities.

<table>
<thead>
<tr>
<th>Prohibited Activities</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. New <em>roads</em> including associated <em>infrastructure</em> and new and relocatable structures which are located up to 3 metres below or are above the Visually Dominant Ridgelines (as identified on the <em>structure plan</em> for Waikanae North (and Ōtaki North) Eco-Hamlet Zone in Rural Environment Appendix 7.4 and 7.5).</td>
<td>Policies 3.21 &amp; 7.4</td>
</tr>
<tr>
<td>2. <em>Subdivision</em> which creates new rural residential <em>lots</em> 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.</td>
<td>Policies 7.10 &amp; 7.24</td>
</tr>
</tbody>
</table>
Rural Environment Appendices (in Volume 2)

The following Rural Environment 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