GRUZ — Rural Zones

The Rural Environment

The Rural *Zones* of the Kāpiti Coast encompass a wide range of landform types, landscapes, land uses and activities. These range from horticulture on the plains in and around Ōtaki, to pastoral *farming* on the dune country and foothills of the Tararua Ranges. The Rural *Zones* are of considerable value to the residents of the District. The farmers, horticulturists, rural service industries, and businesses and future generations of people who seek employment in rural industries depend on the sustainable management of the resources found in these *zones*. The landscape character and amenity of the Rural *Zones* are major determinants of the overall visual character of the District.

Zone Descriptions

The rural Kāpiti area comprises six distinct areas which are based upon their individual characteristics and anticipated uses. This chapter manages two of these areas; the Rural Dunes and Rural Eco-Hamlet Precincts of the General Rural Zone. The general character of all Rural *Zones* is defined by an overall openness and a relatively low presence of *buildings* and *structures* compared to the more urbanised areas of the District, as well as extensive areas of crops, pasture and trees.

Rural Dunes Precinct of the General Rural Zone

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

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

Rural Eco-Hamlet Precinct of the General Rural 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 Precinct. Land use and *development* in the Rural Eco-Hamlet Precinct are anticipated to be carried out in a manner that enhances the carrying capacity of the area in terms of *primary production* activities or ecological restoration, and recognises the sensitive landscape and ecological character of the area. The sandy soils of the dunes filter *stormwater* and effluent easily, making these areas more suitable to accommodate denser *clustered development* in some areas with the interdune hollows and peaty

soils retained as open balance *allotments*. The intention is to provide a buffer or transition between the proposed urban area and the Rural *Zones*.

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

Focus on Production

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

The Plan provisions for all Rural Zones reflect the predominance of *primary production* activities. However, the provisions also recognise that these activities must be carried out in a manner that maintains the character and amenity of the rural area and adjoining non-rural *zones*. The Rural *Zone* provisions work in tandem with provisions in other parts of the Plan — for example the Natural Environment Values, Coastal Environment, Hazards and Risks, and Historical and Cultural Values Chapters — to ensure that new rural *subdivision*, *land* use and *development* proceeds in accordance with all relevant Plan Objectives.

The Plan also recognises the unique operational characteristics of some *primary production* activities, such as the harvesting of *plantation forestry* and *extractive industries*, and the need to provide for their efficient and on-going operation, whilst avoiding, remedying or mitigating their environmental *effects*.

Provision is also made for new *buildings* on *subject sites* in the Rural *Zones*, including a *residential unit* and other potential *buildings* where they are *ancillary activities* to either the *residential* or *primary production* activities on the *subject site*. However, the scale and location of these *buildings* and *structures* must be managed to ensure the *productive potential* of the land is not compromised.

Rural Character and Amenity

The amenity and character of the Rural *Zones* has value for the whole District. The Rural *Zones* provide a visual space between urban settlements and supports the part of the District's identity related to the separation of distinct settlements by a more open landscape. The general openness of rural land and the presence of various types of *primary production* activities form part of the valued rural character.

Travel on rural *roads* is an important part of the rural experience for residents and visitors, for all travel modes including walking, cycling and horse riding. Existing patterns of vegetation (such as *shelter belts*) and areas of *indigenous vegetation* in particular areas are also important for visual integration and coherence in the rural area.

There is a range of features associated with activities in the Rural *Zones* that contributes to the rural character and which can vary across the District.

These features include, but are not limited to:

- significant areas of land in pasture, crops, forestry and/or *indigenous vegetation*;

- the general absence of *structures* other than those related to *primary production* activities and *network utilities*;
- a high ratio of *open space* relative to the built *environment*;
- noises, smells, dust and *effects* associated with the use of rural land for a wide range of agricultural, horticultural, forestry and *extractive industries*;
- low population densities relative to urban areas; and
- houses and *buildings* of a variety of scales, forms and building

Reverse Sensitivity

The Rural *Zones* are a productive *environment* and therefore many *farming* and *primary production* activities which are anticipated in the Rural *Zones* are noisy, smelly or dusty at times. The time of day and year that *primary production* activities and *farming* activities occur can conflict with the expectations of rural residents to enjoy 'peace and quiet'. When planning new *development* the amenity of both existing residents and requirements of *primary production* activities must be considered. Privacy, shelter, access to *open space*, rural amenity and security need to be thought about to ensure the quality of lifestyle consistent with a working rural *environment* is sustained for existing residents.

Reverse sensitivity is recognised as an issue under the effects-based planning regime of the *RMA* and needs to be considered. The rural area is particularly prone to *reverse sensitivity effects*. Many *primary production* activities such as *quarrying activities*, horticultural activities (e.g. spraying and bird scaring devices), *state highways* and other lawfully established activities are located in rural areas. Future residents of the rural area who will fill the vacant sections have the potential to create an increased risk of *reverse sensitivity* problems. *Reverse sensitivity* has the potential to compromise productive land uses, such as *farming* and *quarrying activities* that legitimately exist in the Rural *Zones*.

The District Plan provides policies and rules to address *reverse sensitivity* issues for future *subdivision* and *development*, and zoning to direct residential areas, away from incompatible activities. The layout, design and density of *subdivision* is restricted to ensure that it is appropriate to the *zone* where it is located.

Strategic Context

The Primary Objectives that this chapter implements are:
- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management;
- DO-O4 - Coastal Environment;
- DO-O6 - Rural Productivity;
- DO-O8 - Strong Communities;
- DO-O11 - Character and Amenity Values;
- DO-O12 - Housing Choice and Affordability;
- DO-O13 - Infrastructure;
- DO-O14 - Access and Transport;
- DO-O15 - Economic Vitality; and
- DO-O17 - Open Spaces / Active Communities.

DO-O1	Tangata Whenua
To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of	

the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3	Development Management	**Amended** 01 Sep 23 PC2

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:

    a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
    b. that are well serviced by existing or planned public or active transport; or
    c. where there is high demand for housing or for business land relative to other areas within the urban environment;

    while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O4	Coastal Environment

To have a coastal environment where:

1. areas of outstanding natural character and high natural character, outstanding natural features and landscapes, areas of significant indigenous vegetation and significant habitats of indigenous fauna are identified and protected;
2. areas of outstanding natural character and high natural character are restored where degraded;
3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is

maintained and enhanced while managing inappropriate vehicle access; and
5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.

DO-O6	Rural Productivity

To sustain the *productive potential* of land in the District, including:

1. retaining land which is suitable for a range of *primary production activities*;
2. achieving added economic and social value derived from *primary production activities* through *ancillary* on-site processing and marketing;
3. enabling activities that utilise the *productive potential* of the land in the rural environment;
4. reducing conflict between land uses in the rural environment and adjoining areas; and
5. avoiding, remedying or mitigating adverse *effect*s on the efficient operation of existing *primary production activities* from *sensitive activities* establishing on adjoining *subject sites*;

while safeguarding the life-supporting capacity of air, water, soil, and ecosystems by avoiding, remedying or mitigating adverse *effect*s on the *environment*.

DO-O8	Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O11	Character and *Amenity Values*	**Amended** 01 Sep 23 PC2

To recognise the unique character and *amenity values* of the District's distinct communities, while providing for character and *amenity values* to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and *building* densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;
3. *local centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse *effects.*

DO-O12	Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing that:

1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations;

2. is affordable and adequate for lower income households; and
3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.

DO-O13	Infrastructure

To recognise the importance and national, regional and local benefits of *infrastructure* and ensure the efficient *development*, maintenance and operation of an adequate level of social and physical *infrastructure* and services throughout the District that:

1. meets the needs of the community and the region; and
2. builds stronger community resilience, while avoiding, remedying or mitigating adverse *effects* on the *environment*.

DO-O14	Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effect*s on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

DO-O15	Economic Vitality

To promote sustainable and on-going economic development of the local economy, including the rural sector, with improved number and quality of jobs and investment through:

1.
    a. encouraging *business activities* in appropriate locations within the District, principally through differentiating and managing various types of *business activities* both on the basis of the activity, and the potential local and strategic *effect*s of their operation;
    b. reinforcing a compact, well designed and sustainable regional form supported by an integrated *transport network*;
    c. enabling opportunities to make the economy more resilient and diverse;
    d. providing opportunities for the growth of a low carbon economy, including clean technology;
    e. minimising *reverse sensitivity effect*s on *business activities*, including *primary production activities*; and
    f. enhancing the amenity of *Working Zones*;

while:

2.
    a. ensuring that economic growth and development is able to be efficiently serviced by *infrastructure*;
    b. encouraging commercial consolidation and the co-location of community services and facilities primarily within the *Paraparaumu Sub-Regional Centre* and *Town Centres*;

and
c. managing contamination, pollution, odour, noise and glare, associated with *business activities,* including *primary production activities*.

DO-O17	Open Spaces / Active Communities

To have a rich and diverse network of *open space* areas that:

1. is developed, used and maintained in a manner that does not give rise to significant adverse *effect*s on the natural and physical *environment*;
2. protects the District's cultural, ecological and *amenity values*, while allowing for the enhancement of the quality of *open space* areas;
3. supports the identity, health, cohesion and resilience of the District's communities; and
4. ensures that the present and future recreational and *open space* needs of the District are met.

Provisions in other chapters of the Plan may also be relevant.

Policies

GRUZ-P1	Primary Production

Primary production activities will be provided for as the principal use in the District's Rural *Zone*s where adverse *effect*s on the *environment* are avoided, remedied or mitigated and the life-supporting capacity of air, *water*, soil and ecosystems is safeguarded.

GRUZ-P2	Rural Character

Subdivision, use and *development* in the Rural *Zones* will be undertaken in a manner that maintains or enhances the District's rural character, including:

1. the general sense of openness;
2. natural landforms;
3. overall low density of *development*; and
4. the predominance of *primary production* activities.

GRUZ-P3	Planting and Harvesting of Plantation Forestry

Provide for planting and harvesting of *plantation forestry* in the Rural *Zones* where it is carried out in a manner that avoids, remedies or mitigates adverse *effects* on the *environment.*

GRUZ-P4	*Intensive Farming*

Manage the design and location of *intensive farming* to avoid, remedy or mitigate adverse *noise*, odour, traffic, visual character, amenity and *nuisance effects,* including cumulative *effects*, and avoid adverse effects on Water Collection Areas.

GRUZ-P5	Management of Conflicting Uses

Manage the interface between activities on adjoining *sites* in the Rural Zones in order to avoid, remedy or mitigate adverse *effects* on *amenity values* and on the effective and efficient operation of rural activities.

GRUZ-P6	Sensitive Activities

Ensure that new *sensitive activities* establishing in the Rural *Zones* are designed and located to avoid, remedy or mitigate potential *reverse sensitivity effects* on *primary production activities*, and other lawfully established activities.

GRUZ-P7	Growth Management

Avoid the use of *land* in the General Rural Zone for urban development or *rural lifestyle development* where such a proposal would:

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

GRUZ-P8	Adding Value to Primary Production: On-site Processing and Retailing

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

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

1. the *effects* generated by the activity on the safety and efficiency of the *transport network*;
2. the *effects* generated by the proposed activity on landscape character and rural values of the surrounding *environment*;
3. the appropriateness — in the design and total provision — of proposed access and *carparking*; and
4. the extent to which any proposed screening and *landscaping* successfully mitigates potential visual impacts of the activity.

GRUZ-P9	*Residential Units and Buildings* (excluding *minor buildings*)	**Amended** 01 Sep 23 PC2

New *residential units* (excluding *visitor accommodation* which is not *temporary residential rental accommodation*) and other *buildings* (excluding *minor buildings*) in all the Rural *Zones* will be provided in a manner which avoids, remedies or mitigates adverse environmental *effects* (including cumulative *effects*) on the *productive potential* and landscape character of the rural area, including:

1. limiting the number of *residential units* and *minor residential units* to one of each per *subject site*, except for *papakāinga* and where Development Incentive Guidelines are complied with;
2. managing the location and scale of *buildings* (excluding *minor buildings*); and
3. recognising the operational requirements for *buildings* (excluding *minor buildings*) that are *ancillary* to *primary production activities*.

GRUZ-P10	Rural Dunes Precinct

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

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

GRUZ-P11	Rural-Eco Hamlet Precinct	**Amended** 01 Sep 23 PC2

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

1. ensure that eco-hamlets and associated *buildings* (excluding *minor buildings*) are designed and located to minimise landform *modification*;
2. *buildings*, *roads* and *structures* are located so that they minimise disturbance to the existing landforms and natural features including general contours and prominent landforms, areas of native bush, *wetlands*, streams and their margins*;*
3. *buildings* (excluding *minor buildings*) are designed and oriented to maximise *water* and energy efficiency while ensuring public health is maintained;
4. the use of *renewable electricity generation activities* is encouraged;
5. *building* design / *building* form reflects local character;
6. *open space* and rural character are protected and enhanced by maintaining an appropriate overall low density and ratio of *development* intensity to *open space*;
7. consideration is given to minimising light pollution;
8. the *productive potential* of rural land is maintained through the retention of larger balance area *allotments*;
9. any *development* is designed to create a sense of community and to provide a safe and accessible *environment* for pedestrians and cyclists;
10. *stormwater* treatment and management systems are designed to integrate into the landscape to minimise *stormwater* runoff resulting from *development*;
11. any *development* and *subdivision* ensures that individual *allotments* are landscaped and planted in a manner that: reduces the visual bulk of *buildings* (excluding *minor buildings*); integrates *buildings* (excluding *minor buildings*) into the landscape; provides shade and windbreaks; and maintains visual privacy;
12. limits linear planting, including hedges and *shelter belts*, along *site boundaries*;
13. maintains sufficient separation distance between vegetation and *regionally significant infrastructure*;
14. any *development* maintains the ecological health of *waterbodies*, *wetlands* and aquatic habitats, and retains and enhances blue and green corridors (waterways and native bush areas) as a feature of the *zone*;
15. *development* provides for walkable communities with generous provision for walking, cycling

and horse riding trails, including non-motorised access along watercourses and *open space* areas; and

16. *buildings* (excluding *minor buildings*) and *subject site* accesses are designed and built so that they are free from flooding. Design solutions must, where possible, use *soft engineering* to be consistent with the *Land Development Minimum Requirements*.

This policy does not apply to *papakāinga.*

GRUZ-P12	Ngārara Precinct

Ensure that *development* in the Ngārara Precinct enables connections to and integration with other *land* in the Rural Eco-Hamlet Precinct, incorporates the principles outlined in GRUZ-P11, is developed in accordance with the Ngārara Precinct Structure Plan (Appendix 10) and Ngārara Precinct Management Principles (Appendix 11) and is consistent with the following principles:

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

GRUZ-P13	Kāpiti and Outer Islands

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

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

GRUZ-P14	Tourism

Enable tourism activities that complement *primary production* activities in the Rural *Zones* and contribute to the vitality and resilience of the District's economy, while avoiding, remedying or mitigating adverse *effects* on the *environment.*

Rules

GRUZ-R1	Any activity which is not otherwise specified as a *Permitted, Controlled, Restricted Discretionary, Discretionary or Non-Complying activity* this chapter.
Permitted Activity	**Standards** 1. The activity complies with all *permitted activity* standards in this chapter.

GRUZ-R2	Pastoral and arable *farming, shelter belts, outdoor (extensive) pig farming*, horticulture, viticulture and orchards.
Permitted Activity	**Standards** 1. *Shelter belt* vegetation which will grow to a *height* of more than 6 metres must not be planted: a. within 10 metres of any *waterbody* whose *bed* has an average width of 3 metres or more; b. within 30 metres of a lawfully established *primary residential building* on an adjoining *site* under separate ownership; c. within 10 metres of any legal *boundary* of any *allotment* held under a separate Record of Title except where land within an adjoining *property* in close proximity to the legal *boundary* of the *allotment* is in the same ownership; or d. within 10 metres of any *road boundary.* **Note:** See the Natural Environment Values, Coastal Environment and Historic and Cultural Values chapters for additional rules and standards applying to the planting of *shelter belts* or *plantation forestry* within *ecological site*s, *outstanding natural features* and *landscapes*, *geological features* or *historic heritage features*.
GRUZ-R3	Buildings and *structures*: a. including *habitable buildings* and *accessory buildings* on any *allotment.* *Qualifying criteria,* and *measurement criteria* apply to some activities under this rule.
Permitted Activity	**Standards** 1. The maximum number of *residential buildings* on any *subject site* shall be one *residential unit* (excluding *visitor accommodation* which is not *temporary rental accommodation*) and one *minor residential unit* (except on Kāpiti Island and the outer islands which have specific requirements). The maximum total floor area for a *sleep out* shall be 30m^2. *Qualifying Criteria*: In order to be self-contained a *minor residential unit* must contain a *kitchen* and *bathroom*. A *minor residential unit* has a *gross floor area* which is no greater than 60m^2. *Measurement Criteria*: When measuring the number of *residential units*, the *residential unit measurement criteria* must be followed. When measuring *gross floor area* for the purposes of a *minor residential unit*, include: a. covered yards and areas covered by a roof but not enclosed by walls Exclude: a. decks and covered *outdoor living spaces*;

b. uncovered stairways;
c. floor space in terraces (open or roofed), external balconies, breezeways or porches;
d. *car parking* areas; and
e. floor space of interior balconies and mezzanines not used by the public.

2. The maximum *height* from *original ground level* of any:

    a. accessory farm *building* or *structure* (excluding *minor buildings*) shall be 10 metres
    b. *habitable building* shall be 8 metres
    c. *building* or *structure* (excluding *minor buildings*) on Kāpiti Island shall be 8 metres.

3. No *building*s or *structures* (excluding *minor 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.
4. No *sensitive activities* shall be located within 300 metres of a *building* or enclosure containing a lawfully established *intensive farming activity,* or within 300 metres of a lawfully established *extractive industry*.
5. The minimum *yard* requirements for any *subject site* shall be:

    a. front *yard*

        i. all *buildings* and *structures* (excluding *minor buildings*) must be set back at least 10 metres from a *road boundary*; and
        ii. intrusions of eaves up to 0.6 metres are excluded.

    b. side and rear *yards*

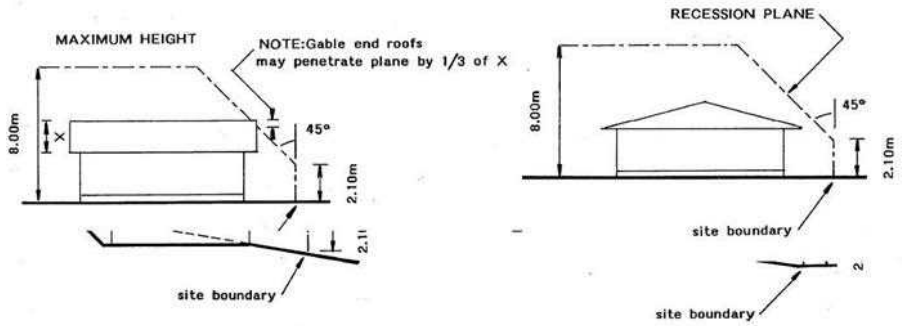
        i. all *buildings* and *structures* (excluding *minor buildings* and *intensive farming buildings*) must be set back at least 5 metres from a side or rear *yard boundary*; and
        ii. intrusions of eaves up to 0.6 metres are excluded.

    Note: For *intensive farming* standards refer to the *Restricted Discretionary Activity* Standards.

All parts of *buildings* and *structures* (excluding *minor buildings*) must fit within a *height in relation to boundary envelope* which is made up of recession planes which commence at a point 2.1 metres above the *original ground level* at the *site boundary* and inclines inwards at an angle of 45 degrees. (refer to definition of *height in relation to boundary* and diagrams in the Definitions chapter).

Measurement Criteria:

a. The *height in relation to boundary* envelope must be measured from a point above the *original ground level* at the boundary (including restrictive covenant areas of cross lease properties).
b. Residential chimneys, electricity transmission towers, masts, radio,

	television and telecommunication antenna and aerials are excluded from the *height in relation to boundary* c. Where there is a right-of-way or an *access strip*/leg adjoining the allotment boundary, the *height in relation to boundary* envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or *access strip*/leg. d. Garages located in the side or rear *yard* up to 7 metres in length and not more than 2.4 metres in *height* (as determined by the *height measurement criteria)* may infringe the *height in relation to boundary envelope*. e.  **Note**: Any solar panel erected on, or anchored to, a *building* is exempt from the standard above where it does not breach the maximum permitted *height in relation to boundary* envelope by more than 1 metre (measured vertically) (see ENGY-R2).
GRUZ-R4	*Farm tracks* on private land for permitted *farming* activities.
Permitted Activity	**Standards** 1. *Farm tracks* must not exceed 6 metres in width and must be *ancillary* to permitted *farming* activities on the *subject site.* **Note**: See the Earthworks, Coastal Environment, Hazards and Risks, and Historical and Cultural Values chapters for further rules and standards for *earthworks*, including *farm tracks*, within *ecological site*s, *outstanding natural features* and *landscapes*, *geological features*, *historic heritage* features, *flood hazard categories* and *areas of outstanding* or *areas of high natural character* that must be complied with.
GRUZ-R5	*Home businesses* and *home craft occupations* in all Rural *Zones.* *Qualifying criteria* apply to activities under this rule.
Permitted Activity	**Standards** 1. All *permitted activity* standards for *buildings*, traffic generation and environmental *nuisances* must be complied with. 2. The floor area used (whether temporary or permanent) shall not exceed 40m². 3. No more than one non-resident person shall be employed. 4. No deliveries shall be made to the *subject site* between the hours of 7pm and 7am.

	5. *Retail activities*: a. must be an *ancillary activity* to the primary *home business*; b. no goods on display shall be visible from outside the *buildings*; and c. total floor area used for *retailing* (whether temporary or permanent) must not exceed 10m^2 (this is to be included within the maximum floor area used set out in Standard 2). *Qualifying Criteria* *Home businesses* and *home craft occupations* are performed entirely within a *residential building* or *accessory building. Home businesses* and *home craft occupations* shall not include any activity involving any panel beating, spray painting, motor vehicle repairs, fibre glassing, *heavy trade vehicles*, sheet metal work, wrecking of motor vehicles, bottle or scrap metal storage, rubbish collection service (except that empty, clean drums may be stored in a suitably screened area), wrought iron work or manufacture, motor body building, fish processing, breeding or boarding of dogs or cats, *visitor accommodation* or any process which involves repetitive use of power tools, drills or hammering or any *business activity*, trade, craft or profession which creates a *nuisance effect* at or beyond the *boundary* of the *property* on which the activity is occurring, and does not include *temporary residential rental accommodation.*
GRUZ-R6	Activities on Kāpiti Island and off shore islands. *Residential unit measurement criteria* apply to some activities under this rule.
Permitted Activity	**Standards** 1. **Rubbish Disposal:** Apart from matter that is biodegradable, all other *waste* material must be removed from the island. 2. **Fire Safety:** A firefighting *water* supply method designed to protect human life and property on the island from fire is required. An operational high-delivery pump and hose (capable of reaching all dwellings) must be able to be connected either to seawater or to a fire *water* storage tank of minimum 4,500 litres capacity. 3. **Rodents/Mustelids/*Animal*s:** Adequate provision must be made to ensure rodents and mustelids are not able to gain access to the island. No *animal*s are permitted except for *animal*s used for wildlife management purposes, or authorised for release on the island by the Department of Conservation. 4. ***Household units*:** A maximum of 16 *residential units* (excluding *visitor accommodation* which is not *temporary residential rental accommodation*) are permitted to be located on Kāpiti Island and off-shore islands. They must be designed to not be visible from the *beach* and must be of *recessive* colours or materials. The *residential units* must comply with all *permitted activity* standards for permitted buildings in GRUZ-R3 above.

	The number of *residential units* must be determined with the *residential unit measurement criteria.* 5. ***Buildings*** New *buildings* (excluding *minor buildings*) and *additions* must be located on land identified as an *area of high natural character*. No additional *buildings* (excluding *minor buildings*) shall be located on land identified as an *area of outstanding natural character*.
GRUZ-R7	*Buildings* and development in the *Rural Eco-Hamlet Precinct* and the *Ngārara Precinct.*
The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.	
Permitted Activity	**Standards** 1. *Development* is consistent with the *Structure Plan* for the Waikanae North Eco-Hamlet (Appendix 12) or Ōtaki North Eco-Hamlet (Appendix 13) or Ngārara Precinct (Appendices 10 and 11). *Development* must be located within the areas shown as suitable on the (Waikanae North (Appendix 12) and Ōtaki North (Appendix 13) S*tructure Plans* and the defined areas in the Ngārara Precinct *Structure plan* (Appendix 10). 2. Roading *infrastructure* and new and *relocatable buildings* or *structures* must be located: a. outside buffer areas adjoining *ecological site*s, streams, expressway and *transmission lines* as identified on the *structure plan*, except for *structures* associated with passive recreation and conservation activities; and b. outside the visually sensitive areas and visually sensitive ridgelines as identified on the *structure plans* (Appendices 10, 11, 12 and 13). 3. Individual *allotments* must be landscaped and planted to: a. visually reduce the bulk of *buildings* (excluding *minor buildings*); b. integrate the *building* form into the landscape (excluding *minor buildings*); c. provide shade and windbreaks; d. protect or maximise visual privacy; e. limit linear planting including hedges and *shelter belts;* f. maintain sufficient separation distance between vegetation and *transmission lines*; and g. additional requirements for the Ngārara Precinct: i. planting shall provide filtered views of *buildings* (excluding *minor 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 ii. no hedges, *shelter belts* and other linear planting with a length exceeding 10 metres shall be included in *landscaping* on *allotments.*

	4. *Buildings* and *structures* (excluding *minor buildings*) within individual *allotments* must be located so that: a. all *buildings* and *structures* are *clustered*; b. residential dwellings are orientated to the north with a minimum of 50% of the northerly facing wall being glazed (i.e. windows or glazed doors) to maximise energy efficiency and sun access; c. *buildings* and *structures* (other than *intensive farming buildings* for which greater setbacks are required) must be sited at least: i. 10 metres from the *road boundary* and 5 metres from external boundaries; ii. 10 metres from streams/*waterbodies* and *ecological sites* identified on the *Structure Plans* in Appendices (10, 11, 12 and 13); iii. 5 metres from all other streams/*drains*; and iv. comply with setback distances from *National Grid transmission lines*, support *structures* and poles in INF-MENU. 5. A *subject site* layout plan must be provided with the Building Consent application which shows the following: a. the location of all dwellings, *accessory buildings* and *structures* (excluding *minor buildings*) on-site; b. proposed *driveway*; c. *earthworks*; and d. any proposed planting. 6. Any *building* or fence constructed or clad in metal, or material with reflective surfaces, must be painted with a non-reflective finish and be at least 50% visually permeable. For the avoidance of doubt glazing is excluded from this standard. 7. *Ancillary buildings* and *structures* must have a combined total floor area of no greater than 150m^2 per *allotment*. 8. 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.	
GRUZ-R8	*Papakāinga* on *land* held under Te Ture Whenua Māori Act 1993.	**Amended** 01 Sep 23 PC2
Permitted Activity	**Standards** 1. *Buildings* and *structures* must comply with the Standards set out under Rule GRUZ-R3, except for Standards 1 and 3; 2. Where the *papakāinga* is located on Kāpiti Island or an offshore island, it must comply with the Standards set out under Rule GRUZ-R6; 3. The *gross floor area* of all *commercial activities* must not exceed the lesser of 20% of the area of the *subject site*, or 500m^2.	
Note: refer to chapter PK - Papakāinga for Objectives and Policies specific to *papakāinga*.		
GRUZ-R9	*Relocation* of any *building* (excluding *minor buildings*).	
Permitted	**Standards**	

Activity	1. Any relocated *building* must be able to comply with the *permitted activity* standards for *buildings* set out under GRUZ-R3. **Note 1:** attention is drawn to the provisions of the Historic Heritage chapter in which additional controls apply to the *relocation* of listed *historic heritage* buildings. **Note 2:** attention is also drawn to the Building Code requirements (under the Building Act 2004) that are relevant to all building works, including the removal and *relocation* of *buildings*. These requirements relate to a range of matters including for example: stability (which includes building and land stability, durability of materials and components); fire safety; access; moisture (which includes weather-tightness, surface water and drainage systems); safety of users; services and facilities (which includes airborne and sound impact, ventilation, piped services and plumbing/drainage systems); and energy efficiency. Under Section 17 Building Act (2004), all building work must comply with the building code to the extent required by the Building Act, whether or not a building consent is required in respect of that building work.	
GRUZ-R10	Any *activity listed as a permitted* or *controlled activity* which does not comply with one or more of the associated standards (unless otherwise stated).	
Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. Cumulative *effects*.
GRUZ-R11	*Intensive farming* except in the Water Collection Areas.	
Restricted Discretionary Activity	**Standards** 1. Activities must be located at least: a. 300 metres from the *property boundary* of any sensitive activity; and b. 20 metres from any *road boundary*. 2. No spray residue, odour or *dust* associated with the *intensive farming* activities shall be offensive or objectionable at the *boundary* with any adjacent *sites*. 3. *Buildings* and *structures* must be designed and located to screen the facility from public *roads* and dwellings on adjacent *subject sites*. 4. *Subject sites* must have adequate effluent disposal systems to	**Matters of Discretion** 1. Noise *effects.* 2. Transport *effects*. 3. *Nuisance effects*. 4. Bulk and location of *buildings* (excluding *minor buildings*). 5. Cumulative e*ffects*. 6. Visual, character and amenity *effects*. 7. *Effects* on *natural character* in the *coastal environment.*

	dispose of *animal wastes* from *intensive farming.* **Note:** Any *discharge* to *land*, air or *waterbodies* 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.		
GRUZ-R23	*Papakāinga* on *general title land*. **Notification** Public notification of an application for *resource consent* under this Rule is precluded.		**Added** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai. 2. Compliance with the Standards set out under rule GRUZ-R8.	**Matters of Discretion** 1. Whether the applicant has demonstrated their *whakapapa* or ancestral connection to the *land*; 2. Evidence of appropriate legal mechanism(s) to ensure that *land* is maintained in Māori ownership. 3. The matters contained in the *Land Development Minimum Requirements*.	
Notes: 1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*. 2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai) and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include: a. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*; b. any other matter related to *tikanga Māori.*			
GRUZ-R24	*Papakāinga* on *land* held under Te Ture Whenua Māori Act 1993 or on *general title land* that do not comply with one or more of the Standards set out under Rules GRUZ-R8 or GRUZ-R23. **Notification** Public notification of an application for *resource consent* under this Rule is precluded.		**Added** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. For *papakāinga* on *general title land*, the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*.	

	Tonga), or Te Ātiawa ki Whakarongotai.	3. The matters contained in the *Land Development Minimum Requirements*. 4. For *papakāinga* on *general title land*: a. Whether the applicant has demonstrated their *whakapapa* or ancestral connection to the *land*; b. Evidence of appropriate legal mechanism(s) to ensure that *land* is maintained in Māori ownership.

Notes:

1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*.
2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai) and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include:
   a. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*;
   b. any other matter related to *tikanga Māori*.

GRUZ-R12	[Deleted]	**Deleted** 01 Sep 23 PC2

GRUZ-R13	All *buildings* and activities in the Kukutauaki and Kawakahia Eco-Hamlet areas of the Ngārara Precinct. *Height measurement criteria* apply to activities under this rule.	
Restricted Discretionary Activity	**Standards** 1. All dwellings and *structures* in the Kukutauaki Eco-Hamlet area must be setback from the *boundary* of the adjoining *allotments* in Rutherford Drive by at least 10 metres and not exceed 8 metres in *height* (as measured by the *height measurement criteria*). 2. *Resource consent* for *development* in the Kukutauaki Eco-Hamlet area must demonstrate that: a. a minimum 50 metre Open Space *Wetland* Buffer area is incorporated around ecologically sensitive	**Matters of Discretion** 1. *Effects* on *wetland* habitat. 2. *Building* design and location (excluding *minor buildings*). 3. Adequacy of *wetland* buffers. 4. *Effects* on indigenous flora and fauna. 5. Location and design of services. 6. Extent of *earthworks.* 7. Geotechnical requirements. 8. Proposed mitigation, remediation or ongoing management measures.

	Kawakahia wetlands (extent of this is shown on the *Structure Plan*); b. adverse *effects* on indigenous flora and flora values and the ecological health of the *ecological sites* are avoided or mitigated; c. ownership and management structures for the Eco-Hamlet area are defined and include all *open space*; d. an Environmental Management Plan is prepared that complies with Appendix 10 and Appendix 11; e. individual *building* platforms (excluding those for *minor buildings*) and associated services are identified within each *allotment*; f. roading *infrastructure* and *development* of house *allotments* are located outside buffer areas sensitive to existing dune topography and involves minimal *earthworks*; g. *waste* control *structures* are fully contained to ensure no leakage or *groundwater* infiltration; h. all *stormwater discharges* are appropriately treated prior to *discharge* to ground on-site. i. *development* within Kawakahia Eco-Hamlet area that adjoins the Kawakahia *Wetland* (K066) must meet the following: i. an *Open Space Wetland* Buffer no less than 20 metres in width shall be established around *wetlands* and streams, a 50-metre minimum buffer is	

		required for those areas shown as "*Open Space Wetland* Buffer (50m buffer)" on the Ngārara Precinct *Structure Plan* (Appendix 10) subject to an ecological assessment determining whether a wider buffer is required; ii. for *wetland* buffers less than 50 metres in width, a 10-metre *building* setback (excluding *minor buildings*) from the inland boundary of the buffer is required: for *wetland* buffers 50 metres or greater in width, no *building* setback is required; iii. no *structures* within *Open Space Wetland* Buffers except for *structures* associated with passive recreation and conservation activities; iv. an Environmental Management Plan is prepared that complies with Appendix 10 and 11 and sets out the management *structure* for *open space* areas; v. all *wastewater* must be reticulated and all *waste* control *structures* shall be fully contained to ensure no leakage or *groundwater* infiltration; vi. no untreated *stormwater* shall be discharged to natural	

	wetlands vii. all *stormwater discharges* are appropriately treated prior to *discharge* to ground on-site; viii. individual *building* platforms within each *allotment* and associated services are defined; and ix. locally sourced indigenous species must be used for all planting.	
GRUZ-R14	*Development* which is undertaken in accordance with the Development Incentives Guidelines set out in Natural Environment Appendix 1	**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. The amount of *development* proposed must not exceed or proceed earlier than the stipulations in the guideline. **Note:** For subdivision which is undertaken in accordance with the Development Incentives Guidelines, see SUB-RUR-53.	**Matters of Discretion** 1. The scale of biodiversity and energy benefits created by the proposal. 2. Layout, size, design and location of proposed *building* and *structures.* 3. Visual, character and amenity *effects*. 4. Ecological or biodiversity *effects.* 5. Traffic *effects*. 6. Proposed mitigation, remediation or ongoing management measures. 7. *Effect* on *natural character* values. 8. Cumulative *effects*. 9. The degree of compliance with the Kāpiti Coast District Council *Land Development Minimum Requirements*. 10. The imposition of *financial contribution*s in accordance with the Financial Contributions chapter. 11. *Vehicle access* points onto *legal road* including the *State Highway* Network and any *effects* on the *transport network*. 12. The location of any *building* area relative to *natural hazards*, *historic heritage features*, *outstanding natural features and landscapes*, *ecological site*s, *geological*

		features. 13. The provision of walking, cycle pathways and bridleways.
GRUZ-R15	*Development* within the Visually Sensitive Areas of the Waikanae North and Ōtaki North Eco-Hamlet Precinct. This rule does not apply to *papakāinga development.* *Height measurement criteria* apply to activities under this rule.	**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. Compliance with the *Permitted Activity* Standards for *development* in the General Rural *Zone* and the Waikanae North and Ōtaki North Eco- Hamlet Precinct. 2. All *buildings* (excluding *minor buildings*) to use as exterior materials: a. natural stone; or b. natural timber provided any stains and protectants used do not contain colorants to change the natural colour of the timber (for example, to green or red); or c. another material painted or finished in visually muted, *recessive* colours, from British Standard 5252 A01 to C40 inclusive, with a reflective value of 60% or less. 3. Any *building* (excluding *minor buildings*) or fence constructed or clad in metal, or material with reflective surfaces, must be painted or otherwise coated with a non-reflective finish and be at least 50% visually permeable. For the avoidance of doubt glazing is excluded from this standard. 4. *Buildings* (excluding *minor buildings*) must be no more than 6 metres in *height* (as determined by the *height measurement criteria*).	**Matters of Discretion** 1. Ecological or biodiversity *effects* 2. Layout, size, design and location of proposed *building* and *structures*. 3. Visual, character and amenity *effects*. 4. Adequacy of *subject site* investigations. 5. Suitability of the *subject site* for the proposed activity. 6. Proposed mitigation, remediation or ongoing management measures. 7. Cumulative *effects*. 8. *Effects* on *natural character* in the *coastal environment.*
GRUZ-R16	Any activity listed as a *restricted discretionary activity* in this chapter that does not comply with one or more of the associated standards.	

Discretionary Activity		
GRUZ-R17	New *roadside stalls*/*retail outlets* fronting *State Highway* 1 or *roads* where traffic volumes exceed 10,000 *vpd*.	
Non-Complying Activity		
GRUZ-R18	*Commercial helicopter operations*.	
Non-Complying Activity		
GRUZ-R19	Second or subsequent *residential units* (excluding *visitor accommodation* which is not *temporary residential accommodation*, or *papakāinga*) on any *allotment*. *Measurement Criteria* The number of *residential units* must be determined using the *residential unit measurement criteria*.	**Amended** 01 Sep 23 PC2
Non-Complying Activity		
GRUZ-R20	*Industrial, retail* or *commercial activities* in all Rural *Zone*s which are not: a. a *home business, home craft occupations*, *homestay* or an *ancillary activity* to a *primary production* activity on the *subject site*; b. an *extractive industry* on the *site*; or c. *ancillary* to and located within a *papakāinga.* *Qualifying criteria* apply to *home businesses* and *home craft occupations*. Refer to GRUZ-R5.	**Amended** 01 Sep 23 PC2
Non-Complying Activity		
GRUZ-R21	New *roads* including associated *infrastructure* and new and *relocatable buildings* or *structures* within the Visually Sensitive Areas of the Waikanae North Eco-Hamlet Precinct that do not comply with the *restricted discretionary activity* Standards in GRUZ-R15	
Non-Complying Activity		
GRUZ-R22	New *roads* including associated *infrastructure* and new and *relocatable buildings* or *structures* which are located up to 3 metres below or are above the Visually Sensitive Ridgelines (as identified on the *structure plans* for the Waikanae North Eco-Hamlet Precinct and the Ōtaki North Rural Eco-Hamlet Precinct in Appendix	

	12 and Appendix 13.
Non-Complying Activity	