

# FUZ - Future Urban Zone

## 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 one of these areas; the Future Urban 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.

## Future Urban Zone

This zone is land identified for future urban growth between the northern boundary of the existing General Residential Zone and the urban edge, south of the Ōtaki Rural Eco-Hamlet Precinct. *Subdivision* in this zone is non-complying until a *structure plan* has been approved by way of a change to the District Plan, and appended to the District Plan, to enable comprehensive low impact urban *development*.

## Focus on Production

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

The Plan provisions for all Rural Zones reflect the predominance of *primary production* activities. However, the provisions also recognise that these activities must be carried out in a manner that maintains the character and amenity of the rural area and adjoining non-rural zones. The Rural Zone provisions work in tandem with provisions in other parts of the Plan — for example the Natural Environment 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-01 - Tangata Whenua;
- DO-03 - Development Management;
- DO-05 - Natural Hazards;
- DO-07 - Historic Heritage;
- DO-08 - Strong Communities;
- DO-09 - Landscapes, Features and Landforms;
- DO-011 - Character and Amenity Values;
- DO-012 - Housing Choice and Affordability;

- DO-O13 - Infrastructure;
- DO-O14 - Access and Transport;
- DO-O15 - Economic Vitality; and
- DO-O17 - Open Spaces / Active Communities.

#### DO-01 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-03 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-05 Natural Hazards

To ensure the safety and resilience of people and communities by avoiding exposure to increased levels of risk from natural hazards, while recognising the importance of natural processes and systems.

#### DO-07 Historic Heritage

To protect *historic heritage* in the District for the social, cultural and economic wellbeing of the Kapiti Coast community and future generations, including:

1. supporting the contribution of *historic heritage features* and their values to the identity, character and amenity of places and landscapes;
2. recognising and protecting *tangata whenua historic heritage*, including *Waahi Tapu and Other Places and Areas Significant to Māori*; and

3. providing for appropriate use and *development* of natural and physical resources with *historic heritage* values, while ensuring any adverse environmental *effects* are avoided, remedied or mitigated.

#### DO-08 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-09 Landscapes, Features and Landforms

To protect the District's identified *outstanding natural features and landscapes* from inappropriate *subdivision*, use and *development*; and

1. maintain or enhance the landscape values of *special amenity landscapes* and identified significant landforms; and
2. avoid, remedy or mitigate adverse *effects* of *earthworks* on natural features and landforms.

#### DO-011 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-012 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-013 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 *effects* on land uses;
5. does not have its function and operation unreasonably compromised by other activities;

#### 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 *effects* 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 effects* 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 *effects* 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

#### FUZ-P1 Future Urban Structure Plan Zones

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

District Plan.		
FUZ-P2	Future Urban Structure Plan Areas	
In all areas shown as Future Urban Zones on the District Plan Maps, <i>subdivision</i> and <i>development</i> will be undertaken in accordance with an approved <i>structure plan</i> .		
FUZ-P3	Primary Production	
<i>Primary production activities</i> will be provided for as the principal use in the District's Rural Zones where adverse <i>effects</i> on the <i>environment</i> are avoided, remedied or mitigated and the life-supporting capacity of air, <i>water</i> , soil and ecosystems is safeguarded.		
FUZ-P4	Rural Character	
<i>Subdivision</i> , use and <i>development</i> in the Rural Zones will be undertaken in a manner that maintains or enhances the District's rural character, including:		
<div><div></div><div><div>1. the general sense of openness;</div><div>2. natural landforms;</div><div>3. overall low density of <i>development</i>; and</div><div>4. the predominance of <i>primary production</i> activities.</div></div></div>		
FUZ-P5	Planting and Harvesting of Plantation Forestry	
Provide for planting and harvesting of <i>plantation forestry</i> in the Rural Zones where it is carried out in a manner that avoids, remedies or mitigates adverse <i>effects</i> on the <i>environment</i> .		
FUZ-P6	Intensive Farming	
Manage the design and location of <i>intensive farming</i> to avoid, remedy or mitigate adverse <i>noise</i> , odour, traffic, visual character, amenity and <i>nuisance effects</i> , including cumulative <i>effects</i> , and avoid adverse effects on Water Collection Areas.		
FUZ-P7	Management of Conflicting Uses	
Manage the interface between activities on adjoining <i>sites</i> in the Rural Zones in order to avoid, remedy or mitigate adverse <i>effects</i> on <i>amenity values</i> and on the effective and efficient operation of rural activities.		
FUZ-P8	Sensitive Activities	
Ensure that new <i>sensitive activities</i> establishing in the Rural Zones are designed and located to avoid, remedy or mitigate potential <i>reverse sensitivity effects</i> on <i>primary production</i> activities, and other lawfully established activities.		
FUZ-P9	Adding Value to Primary Production: On-site Processing and Retailing	
The ability to add value to <i>primary production</i> activities in the Rural Zones through <i>ancillary</i> on-site processing and <i>retailing</i> — including <i>roadside stalls</i> — will be provided for in a manner which avoids, remedies or mitigates adverse <i>effects</i> on the safety and efficiency of the <i>transport network</i> and on <i>amenity values</i> of the Rural Zones.		
In determining whether or not the scale of <i>effects</i> from the <i>ancillary</i> on-site processing and <i>retailing</i> activity is appropriate, particular regard must be given to:		
<div><div></div><div><div>1. the <i>effects</i> generated by the activity on the safety and efficiency of the <i>transport network</i>;</div><div>2. the <i>effects</i> generated by the proposed activity on landscape character and rural values of the surrounding <i>environment</i>;</div><div>3. the appropriateness — in the design and total provision — of proposed access and <i>carparking</i>; and</div><div>4. the extent to which any proposed screening and <i>landscaping</i> successfully mitigates potential visual impacts of the activity.</div></div></div>		
FUZ-P10	Residential Units and Buildings (excluding <i>minor buildings</i> )	Amended 01 Sep 23 PC2
New <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i> ) and other <i>buildings</i> (excluding <i>minor buildings</i> ) 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.

**FUZ-P11**

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

<b>FUZ-R1</b>	Any activity which is not otherwise specified as a <i>Permitted, Controlled, Restricted Discretionary, Discretionary or Non-Complying activity</i> in this chapter.
Permitted Activity	<b>Standards</b> <ol style="list-style-type: none"> <li>1. The activity complies with all <i>permitted activity</i> standards in this chapter.</li> </ol>
<b>FUZ-R2</b>	Pastoral and arable <i>farming, shelter belts, outdoor (extensive) pig farming, horticulture, viticulture and orchards.</i>
Permitted Activity	<b>Standards</b> <ol style="list-style-type: none"> <li>1. <i>Shelter belt</i> vegetation which will grow to a <i>height</i> of more than 6 metres must not be planted: <ol style="list-style-type: none"> <li>a. within 10 metres of any <i>waterbody</i> whose <i>bed</i> has an average width of 3 metres or more;</li> <li>b. within 30 metres of a lawfully established <i>primary residential building</i> on an adjoining <i>site</i> under separate ownership;</li> <li>c. within 10 metres of any legal <i>boundary</i> of any <i>allotment</i> held under a separate Record of Title except where land within an adjoining <i>property</i> in close proximity to the legal <i>boundary</i> of the <i>allotment</i> is in the same ownership; or</li> <li>d. within 10 metres of any <i>road boundary</i>.</li> </ol> </li> </ol> <p><b>Note:</b> See the Natural Environment Values, Coastal Environment and Historic and Cultural Values chapters for additional rules and standards applying to the planting of <i>shelter belts</i> or <i>plantation forestry</i> within <i>ecological sites, outstanding natural features and landscapes, geological features or historic heritage features</i>.</p>
<b>FUZ-R3</b>	Buildings and <i>structures</i> including <i>habitable buildings</i> and <i>accessory buildings</i> on any <i>allotment</i> .
	<i>Qualifying criteria, and measurement criteria</i> apply to activities under this rule.
Permitted Activity	<b>Standards</b> <ol style="list-style-type: none"> <li>1. The maximum number of <i>residential buildings</i> on any <i>subject site</i> shall be one <i>residential unit</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i>) and one <i>minor residential unit</i>. The maximum total floor area for a <i>sleep out</i> shall be 30m<sup>2</sup>.</li> </ol> <p><b>Qualifying Criteria:</b> In order to be self-contained a <i>minor residential unit</i> must contain</p>

a kitchen and bathroom. A *minor residential unit* has a gross floor area which is no greater than 60m<sup>2</sup>.

**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
3. No *buildings* 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.

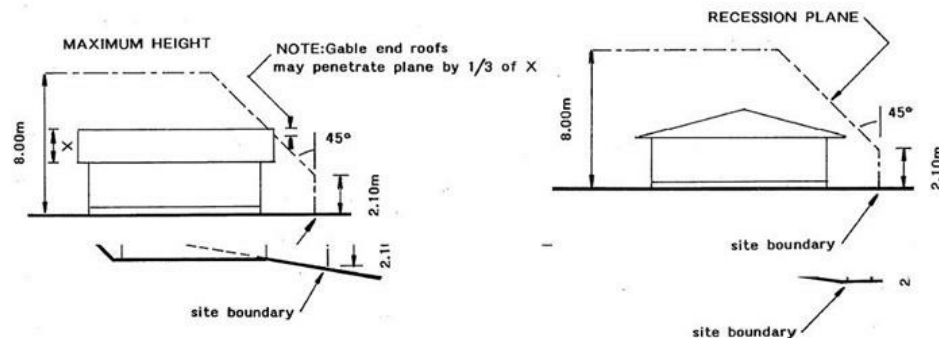
6. All parts of *buildings* and *structures* (excluding *minor buildings*) must fit within a *height in relation to boundary* envelope which is made up of recession planes which commence at a point 2.1 metres above the *original ground level* at the *site boundary* and inclines inwards at an angle of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



**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 ENG-Y-R2).

#### FUZ-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 sites*, *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.

#### FUZ-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 40m<sup>2</sup>.
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<sup>2</sup> (this is to be included within the maximum floor area used set out in Standard 2).

*Qualifying Criteria:*

	<i>Home businesses and home craft occupations</i> are performed entirely within a <i>residential building</i> or <i>accessory building</i> . <i>Home businesses</i> and <i>home craft occupations</i> shall not include any activity involving any panel beating, spray painting, motor vehicle repairs, fibre glassing, <i>heavy trade vehicles</i> , 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, <i>visitor accommodation</i> or any process which involves repetitive use of power tools, drills or hammering or any <i>business activity</i> , trade, craft or profession which creates a <i>nuisance effect</i> at or beyond the <i>boundary</i> of the <i>property</i> on which the activity is occurring, and does not include <i>temporary residential rental accommodation</i>	
FUZ-R6	<i>Papakāinga</i> on <i>land</i> held under Te Ture Whenua Māori Act 1993.	Amended 01 Sep 23 PC2
Permitted Activity	<b>Standards</b>  1. <i>Buildings</i> and <i>structures</i> must comply with the Standards set out under Rule FUZ-R3, except for Standards 1 and 3; 2. The <i>gross floor area</i> of all <i>commercial activities</i> must not exceed the lesser of 20% of the area of the <i>subject site</i> , or 500m <sup>2</sup> .	
<b>Note:</b> refer to chapter PK — Papakāinga for Objectives and Policies specific to <i>papakāinga</i> .		
FUZ-R7	<i>Relocation</i> of any <i>building</i> (excluding <i>minor buildings</i> ).	
Permitted Activity	<b>Standards</b>  1. Any relocated <i>building</i> must be able to comply with the <i>permitted activity</i> standards for <i>buildings</i> set out under RLZ-R3.  <b>Note 1:</b> attention is drawn to the provisions of the Historic Heritage chapter, in which additional controls apply to the <i>relocation</i> of listed <i>historic heritage</i> buildings.  <b>Note 2:</b> attention is also drawn to the Building Code requirements (under the Building Act 2004) that are relevant to all building works, including the removal and <i>relocation</i> of <i>buildings</i> . These requirements relate to a range of matters including for example: stability (which includes building and land stability, durability of materials and components); fire safety; access; moisture (which includes weather-tightness, surface water and drainage systems); safety of users; services and facilities (which includes airborne and sound impact, ventilation, piped services and plumbing/drainage systems); and energy efficiency. Under Section 17 Building Act (2004), all building work must comply with the building code to the extent required by the Building Act, whether or not a building consent is required in respect of that building work.	
FUZ-R8	Any <i>activity</i> listed as a <i>permitted</i> or <i>controlled activity</i> which does not comply with one or more of the associated standards (unless otherwise stated).	
Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b>  1. Consideration of the effects of the standard not met. 2. Measures to

			avoid, remedy or mitigate adverse effects. 3. Cumulative effects.
FUZ-R9	Intensive farming, except in the Water Collection Areas.		
Restricted Discretionary Activity	<p><b>Standards</b></p> <p>1. Activities must be located at least:</p> <p>    a. 300 metres from the <i>property boundary</i> of any sensitive activity; and</p> <p>    b. 20 metres from any <i>road boundary</i>.</p> <p>2. No spray residue, odour or <i>dust</i> associated with the <i>intensive farming</i> activities shall be offensive or objectionable at the <i>boundary</i> with any adjacent <i>sites</i>.</p> <p>3. <i>Buildings</i> and <i>structures</i> must be designed and located to screen the facility from public <i>roads</i> and dwellings on adjacent <i>subject sites</i>.</p> <p>4. <i>Subject sites</i> must have adequate effluent disposal systems to dispose of <i>animal wastes</i> from <i>intensive farming</i>.</p> <p><b>Note:</b> Any <i>discharge</i> to <i>land</i>, air or <i>waterbodies</i> may require a <i>resource consent</i> from the Wellington Regional Council. Applicants should contact the Regional Council to confirm whether or not a consent is required.</p>	<p><b>Matters of Discretion</b></p> <p>1. Noise effects.</p> <p>2. Transport effects.</p> <p>3. <i>Nuisance</i> effects.</p> <p>4. Bulk and location of <i>buildings</i> (excluding <i>minor buildings</i>).</p> <p>5. Cumulative effects.</p> <p>6. Visual, character and amenity effects.</p> <p>7. Effects on <i>natural character</i> in the <i>coastal environment</i>.</p>	
FUZ-R17	Papakāinga on general title land.	Added 01 Sep 23 PC2	
	<p><b>Notification</b></p> <p>Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p>		
Restricted Discretionary Activity	<p><b>Standards</b></p> <p>1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai.</p> <p>2. Compliance with the Standards set out under rule FUZ-R6.</p>	<p><b>Matters of Discretion</b></p> <p>1. Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the</p>	

		<p><i>land</i>;</p> <p>2. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</p> <p>3. The matters contained in the <i>Land Development Minimum Requirements</i>.</p>
<p><b>Notes:</b></p> <p>1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</p> <p>2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (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 <i>Council</i> will seek advice from <i>iwi authorities</i> on include:</p> <p>a. where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</p> <p>b. any other matter related to <i>tikanga Māori</i>.</p>		
<b>FUZ-R18</b>	<p><i>Papakāinga</i> on <i>land</i> held under Te Ture Whenua Māori Act 1993 or on <i>general title land</i> that do not comply with one or more of the Standards set out under Rules FUZ-R6 or FUZ-R17.</p> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p>	Added 01 Sep 23
Restricted Discretionary Activity	<p><b>Standards</b></p> <p>1. For <i>papakāinga</i> on <i>general title land</i>, the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai.</p>	<p><b>Matters of Discretion</b></p> <p>1. Consideration of the <i>effects</i> of the standard not met.</p> <p>2. Measures to avoid, remedy or mitigate</p>

			<p>adverse effects.</p> <p>3. The matters contained in the <i>Land Development Minimum Requirements</i>.</p> <p>4. For <i>papakāinga</i> on <i>general title land</i>:</p> <p>a. Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</p> <p>b. Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</p>
<p><b>Notes:</b></p> <p>1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</p> <p>2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (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 <i>Council</i> will seek advice from <i>iwi authorities</i> on include:</p> <p>a. where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</p> <p>b. any other matter related to <i>tikanga Māori</i>.</p>			
<b>FUZ-R10</b>	<i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Natural Environment Appendix 1.	<b>Amended 01</b> Sep 23 PC2	
Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of</b>	

	<p>1. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.</p> <p><b>Note:</b> For subdivision which is undertaken in accordance with the Development Incentives Guidelines, see SUB-RUR-R53.</p>	<p><b>Discretion</b></p> <ol style="list-style-type: none"> <li>1. The scale of biodiversity and energy benefits created by the proposal.</li> <li>2. Layout, size, design and location of proposed <i>building</i> and <i>structures</i>.</li> <li>3. Visual, character and amenity <i>effects</i>.</li> <li>4. Ecological or biodiversity <i>effects</i>.</li> <li>5. Traffic <i>effects</i>.</li> <li>6. Proposed mitigation, remediation or ongoing management measures.</li> <li>7. <i>Effect</i> on <i>natural character</i> values.</li> <li>8. Cumulative <i>effects</i>.</li> <li>9. The degree of compliance with the Kapiti Coast District Council <i>Land Development Minimum Requirements</i>.</li> </ol>
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		<p>10. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter.</p> <p>11. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>.</p> <p>12. The location of any <i>building</i> area relative to <i>natural hazards, historic heritage features, outstanding natural features and landscapes, ecological sites, geological features</i>.</p> <p>13. The provision of walking, cycle pathways and bridleways.</p>
<b>FUZ-R11</b>	Any activity listed as a <i>restricted discretionary activity</i> in this chapter, that does not comply with one or more of the associated standards.	

Discretionary Activity		
<b>FUZ-R12</b>	New roadside stalls/retail outlets fronting State Highway 1 or roads where traffic volumes exceed 10,000 vpd.	
Non-Complying Activity		
<b>FUZ-R13</b>	Commercial helicopter operations.	
Non-Complying Activity		
<b>FUZ-R14</b>	<p>Second or subsequent <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i>, or <i>papakāinga</i>) on any allotment.</p> <p><i>Measurement Criteria:</i></p> <p>The number of <i>residential units</i> must be determined using the <i>residential unit measurement criteria</i>.</p>	Amended 01 Sep 23 PC2
Non-Complying Activity		
<b>FUZ-R15</b>	<p>Industrial, retail or commercial activities in all Rural Zones which are not:</p> <ul style="list-style-type: none"> <li>a. a <i>home business</i>, <i>home craft occupations</i>, <i>homestay</i> or an <i>ancillary activity</i> to a <i>primary production</i> activity on the <i>subject site</i>;</li> <li>b. an <i>extractive industry</i> on the <i>site</i>; or</li> <li>c. <i>ancillary</i> to and located within a <i>papakāinga</i>.</li> </ul> <p><i>Qualifying criteria</i> apply to <i>home businesses</i> and <i>home craft occupations</i>. Refer to <i>FUZ-R5</i>.</p>	Amended 01 Sep 23 PC2
Non-Complying Activity		
<b>FUZ-R16</b>	Intensive farming in the Water Collection Areas — (Waitohu and Smith's Creek) as shown on the District Plan Maps.	
Non-Complying Activity		