

District-wide – Strategic Direction – Rural Environment and Development	
Objective	Policy
<p>RED-01 – Rural character</p> <p><i>Established rural character and amenities are maintained and enhanced by:</i></p> <ul style="list-style-type: none"> a. <i>Retaining a sense of openness and privacy;</i> b. <i>Building in a form and scale reflective of site and surrounds;</i> c. <i>Prioritising overall utility and self-reliance;</i> d. <i>Recognising the use of land for productive means, including rural industry;</i> e. <i>Recognising the benefits of the natural environment;</i> f. <i>Restrict urban development and activities within the rural environment.</i> 	<p>RED-P1 – Production Areas</p> <p>Enable rural primarily production within open valley areas of: Whitemans Valley; Mangaroa Valley; Akatarawa Valley; and Kaitoke Valley.</p> <p>RED-P2 – Maintaining rural character</p> <p>Require that rural character is maintained or enhanced by maintain the sense of openness through the use of landscaping and separation, recognising established vegetation and existing landscape features.</p> <p>RED-P3 – Building prominence</p> <p>Maintain the rural character when building density is increased by reducing the visual prominence of building in the rural environment.</p> <p>RED-P4 – Building type and location</p> <p>Recognise the benefits of multigenerational living and the provision of workers accommodation alongside the primary dwelling.</p> <p>RED-P5 – Building type and location</p> <p>Provide for the development of buildings to a scale proportionate to zone outcomes, where separation and privacy is prioritised, and rural utility, community, and landscape features are maintained.</p> <p>RED-P6 – Development on rural hills</p> <p>Only allow development on hill sides within rural zones when development considers:</p> <ul style="list-style-type: none"> a. <i>Roading accessibility, capacity, integration, and safety;</i> b. <i>Limiting the number of new accessways onto Rural Collector Routes or Local Distributor Routes;</i> c. <i>Managing on-site servicing in order to suit sloped sites;</i> d. <i>Building dominance, density, typology and colour palette;</i> e. <i>How proposed allotments and building platforms are locating in relation to landscape features;</i> f. <i>The use of landscaping to mitigate the effects of accessway formation, and building location and scale; and</i> g. <i>Demands for rural productive use.</i>
<p>RED-02 – Protecting rural production</p> <p><i>Primary production and associated rural industry is the dominant land use in flatter open valleys, not otherwise described as a Rural Settlement or Rural Lifestyle zones.</i></p>	<p>RED-P7 – Retain specific rural areas</p> <p>Maintain and enhance the predominant existing developed form within:</p> <ul style="list-style-type: none"> a. <i>Whitemans Valley;</i> b. <i>Akatarawa Valley;</i> c. <i>Kaitoke Valley;</i> d. <i>Moonshine Valley;</i> e. <i>Cloustonville; and</i> f. <i>Mangaroa Valley;</i> <p>where otherwise not described as an area for Rural Lifestyle or Rural Settlement zoning.</p>

	<p>RED-P8 – Protect high class soils</p> <p>Protect areas with soils of a Land Use Classifications of 1-3, prioritised primary production in these areas.</p> <p>RED-P9 – Recognise rural production</p> <p>Recognise the benefits of production activities and rural industry within the rural environment.</p> <p>RED-P9 – Enable sale of rurally-produced goods</p> <p>Enable the sale of primary production goods produced on-site and regionally where:</p> <ol style="list-style-type: none"> Traffic generation is restricted; Hours of operation are limited; Any parking provided is appropriately setback and screened from road frontage; Goods are produced within the Wellington Region; Sufficient on-site servicing is provided; and Existing accessways are utilised, as far as reasonably practical.
<p>RED-03 – Sustainable Rural Growth</p> <p><i>Identified rural-residential settlement or rural lifestyle areas create resilient communities (by design), by recognising the current and future effects of climate change.</i></p>	<p>RED-P10 – Rural-residential areas</p> <p>Provide for rural-residential living centred in the following broad areas:</p> <ol style="list-style-type: none"> Maymorn and Parkes Line Roads intersection and Gabites Block, stopping at Maclaren Street; The eastern end of Colletts Road; The first 900m of Mangaroa Valley Road, east of Mangaroa River; Northern Whitemans Valley, east of Whitemans Valley Road; and The Bulls Run and Moonshine Hill Roads intersection. <p>RED-P11 – Climate resilient rural-residential development</p> <p>Require that rural-residential areas be climate resilient by:</p> <ol style="list-style-type: none"> Being located in close proximity and easily accessible to the urban perimeter; Concentrating their development to consolidate growth; Enabling renewable, alternative, cooperative, or supplementary energy sources and methods; Ensuring on-site servicing for drinking water, stormwater, and wastewater is available for any allotment over 2,000m² or when not fronting a serviced road; and Locating buildings to maximise passive energy gains and efficiency.
<p>RED-04 – Maymorn Development</p> <p><i>The Maymorn area is developed in a form that provides for a combination of rural production, rural-residential living, and rural lifestyle options, while retaining a sense of rural character and adopting a development form that creates:</i></p> <ol style="list-style-type: none"> <i>Rural-residential settlement centred in close proximity to the Maymorn Railway Station, which includes appropriate community facilities, local commerce and greenspace;</i> <i>Denser Rural lifestyle living over the Gabites Block, transitioning to rural-residential settlement near the Maymorn Railway Station;</i> 	<p>RED-P12 – Maymorn development pattern</p> <p>Enable development in the Maymorn area that is transitional in nature, scaling from denser areas like the established urban area on Maymorn Road and rural-residential settlement area around the Maymorn Railway Station, generally extending outwards to establish low-density rural allotments for productive means.</p> <p>RED-P13 – Maymorn densities</p> <p>Provide for development that transitions from rural settlement, to rural lifestyle, and to rural production areas, south-westerly from the Maymorn Railway Station.</p> <p>RED-P14 – Development aesthetic of Maymorn</p> <p>Maintain a sense of rural character in Maymorn by requiring:</p>

<ul style="list-style-type: none"> c. Rural-residential settlement around Old School Road, located to align with settlement development around the Maymorn Railway Station; d. Rural lifestyle along the western foothills between Parkes Line Road and Colletts Road; e. Rural Lifestyle area as a transition between existing density on Maclaren Street and the Settlement Zone adjoining Parkes Line Road; f. Production areas between Colletts Road and the settlement and lifestyle areas adjoining Parkes Line Road; and g. Areas along the Parkes Line Road and Maymorn Road axis used predominantly for rural lifestyle living. 	<ul style="list-style-type: none"> a. A landscape buffer to be established along road frontages as part of subdivision; b. Limiting the number of new accessways onto Maymorn Road and Parkes Line Road, consolidating access, where possible; c. Building dominance, and density, to be controlled; d. Fencing design to be managed; and e. The dependence on, and the upgrade of, available water mains to be limited.
<p>RED-05 – Rural Business</p> <p>Rural business and rural industry is established to support the local community and economy, responding to rural demands, and considers effects on rural character, and local infrastructure, network utility, and environmental constraints.</p>	<p>RED-P15 – Environmental Business</p> <p>Recognise the benefits of businesses who utilise and enhance the natural environment.</p> <p>RED-P16 – Rural business scale</p> <p>Enable rural businesses that support primary production and rural industry at a form and scale that ensures rural character is maintained.</p> <p>RED-P17 – Rural visitor accommodation</p> <p>Enable Visitor Accommodation within a residential building in the rural environment when:</p> <ul style="list-style-type: none"> a. It is ancillary to existing occupation and at a scale which reflects the building(s) available occupancy; and b. Traffic generation is limited and utilises existing accessways.

Subdivision – Rural Subdivision	
Objective	Policy
<p>SUB-RUR-01 – Rural Subdivision Design</p> <p>New subdivision creates parcels that respond to surrounds, current and future land use, rural character, and create practical allotments that are able to be serviced and accessed.</p>	<p>SUB-RUR-P1 – Conditional Averaging</p> <p>Recognise the benefits of adaptable subdivision standards for rural-residential zones to create flexibility and reduce the appearance of a manicured landscape.</p> <p>SUB-RUR-P2 – Practical and useable allotments</p> <p>Enable rural subdivision that reflects current and anticipated future land use, whilst providing adequate space for on-site servicing to meet site demands and ensuring for safe and practical site access.</p> <p>SUB-RUR-P3 – Subdivision density provides for onsite servicing</p> <p>Require that any rural subdivision both meets the intended zone purpose and ensures that onsite servicing is available for each site either on an individual site basis or as part of a communal system that services the development.</p>

Subdivision – Subdivision Infrastructure	
Objective	Policy
[CONTINUES ON FROM URBAN OBJECTIVES]	[CONTINUES ON FROM URBAN POLICIES]
<p>SUB-INF-03 – Rural Subdivision Infrastructure</p> <p>Development within the rural zones seeks to reduce its dependency on reticulated services and the roading network by:</p> <ol style="list-style-type: none"> Minimising any extension of existing water and wastewater mains and prioritising on-site servicing; Integrating with available infrastructure capacity, including water, wastewater, network utilities, and public transport; and Maintaining the safety and efficiency of the roading network by limiting the number of new access points and providing for active transport options, where possible. 	<p>SUB-INF-P7 – Roading design</p> <p>Require roading and accessway design to recognise multiple road users, active transport, and integrates with existing road layout in a manner that recognises capacity constraints and road safety and efficiency.</p> <p>SUB-INF-P8 – Site servicing</p> <p>Ensure appropriate power, telecommunications, and three waters capacity is provided for development, where capacity exists.</p> <p>SUB-INF-P9 – On-site servicing</p> <p>Where on-site servicing is proposed, ensure that the on-site conditions are able to accommodate the proposed servicing arrangements</p> <p>SUB-INF-P10 – Minimise the extension of water mains</p> <p>Only allow for the extension of existing water main services where it:</p> <ol style="list-style-type: none"> Services an otherwise complying rural-residential development where on-site servicing is unachievable; or Is needed to ensure practical development of a complying allotment; <p>and seeks to achieve the standards contained in RED-P11 [Climate resilient rural-residential subdivision].</p>

Area Specific Matters – Rural Zones – General Rural Zone	
Objective	Policy
<p>GRUZ-01 – General Rural Zone Purpose</p> <p>The General Rural Zone provides for a degree of low density primary production and includes areas dominated by moderate to steep terrain, vegetation cover, production forests, and areas where primary production is constrained.</p>	<p>GRUZ-P1 – General Rural Zone land use</p> <p>Enable rural-based activities that are not dependent on support services and have the potential to impact on residential amenity.</p> <p>GRUZ-P2 – Primary production activities</p> <p>Provide for the development of primary production activities by prioritising the enablement of primary production buildings intended for non-residential purposes.</p> <p>GRUZ-P3 – Rural Landscape</p> <p>Recognise the sensitivity of the rural landscape to development through minimum allotment sizes and additional controls on building prominence and location on a site.</p>
<p>GRUZ-02 – Diversity of rural opportunities</p> <p>A variety of rural activities are provided for that respond to the rural location and terrain.</p>	<p>GRUZ-P4 – General rural activities</p> <p>Recognise that the location of the General Rural Zone and low productivity may be suitable for a variety of rural-based activities.</p>
<p>GRUZ-03 – Residential occupation</p> <p>Secondary dwellings are provided for at a scale and density that reflects rural landscape, production use, and multigenerational living needs.</p>	<p>GRUZ-P5 – Residential living</p> <p>Provide for secondary dwellings at a reduced scale to primary dwellings, permitting either workers or residential accommodation, ensuring these are in near proximity to primary dwellings to reduce the apparent sprawl of buildings over sites and maintain rural character outcomes.</p>

Area Specific Matters – Rural Zones – Rural Production Zone	
Objective	Policy
<p>RPROZ-01 – Rural Production Zone Purpose</p> <p><i>The Rural Production Zone provides for all primary production and rural industry, existing in areas dominated by highly productive soils in valley floors at a flat to gently-sloping terrain.</i></p>	<p>RPROZ-P1 – Rural production zone land use</p> <p>Enable primary production activities that seek to utilise highly productive soils, including associated production activities.</p> <p>RPROZ-P2 – Viable subdivision</p> <p>Restrict the subdivision of rural production land to ensure that primary production is viable.</p> <p>RPROZ-P3 – Prioritisation of land-based activities</p> <p>Provide for activities that prioritise land-based production and do not limit the utilisation of productive soils or other land-based activities.</p> <p>RPROZ-P4 – Primary production activities</p> <p>Provide for the development of primary production activities by prioritising the enablement of buildings intended for non-residential purposes.</p>
<p>RPROZ-02 – Residential occupation</p> <p><i>Secondary dwellings are provided for at a scale and density that reflects rural landscape, production use, and multigenerational living needs.</i></p>	<p>GRUZ-P5 – Residential living</p> <p>Provide for secondary dwellings at a lessened scale to primary dwellings, permitting either workers or residential accommodation, ensuring these are in near proximity to primary dwellings to reduce the apparent sprawl of buildings over sites and maintain rural character outcomes.</p>

Area Specific Matters – Rural Zones – Rural Lifestyle Zone	
Objective	Policy
<p>RLZ-01 – Rural Lifestyle Zone Purpose</p> <p><i>The Rural Lifestyle Zone provides for a form of rural-residential living that allows for an open rural amenity to be maintained through a low density of development and primary production or rural industry at a scale secondary to rural-residential living.</i></p>	<p>RLZ-P1 – Rural lifestyle zone land use</p> <p>Enable rural residential living, through reduced net site areas to provide distinction between rural production and settlement zones.</p> <p>RLZ-P2 – Production within lifestyle areas</p> <p>Recognise the benefits of land-based production activities within lifestyle areas at a scale that ensures both amenity values of future occupants and rural character are maintained.</p>
<p>RLZ-02 – Lifestyle Rural-Residential Intensification</p> <p><i>Development within the Rural Lifestyle Zone is rural-residential in nature, and in a manner that achieves the rural character outcomes in RED-01, and creates a community with a defined development pattern that is resilient to the current and future effects of climate change.</i></p>	<p>RLZ-P3 – Lifestyle location</p> <p>Provide for the Rural Lifestyle Zone where there is a reduced risk from natural hazards, at an elevation lower chance of visual prominence, and located to be in near proximity and accessibility to the urban amenities and urban perimeter.</p> <p>RLZ-P4 – Lifestyle subdivision</p> <p>Provide for a rural lifestyle density that is varied and able to respond to landform and landscape features whilst able to provide for all onsite services.</p> <p>RLZ-P5 – Clustering in the Rural Lifestyle Zone</p> <p>Recognise the benefits of clustering rural-residential allotments at a greater density otherwise provided for to ensure efficient land use where surrounding land remains free of development to ensure the openness of the rural environment is maintained and onsite services are able to be provided for.</p>

<p>RLZ-03 – Rural community</p> <p>Activities and developments that support the surrounding rural areas are established within the rural lifestyle zone.</p>	<p>RLZ-P6 – Non-residential activities</p> <p>Enable the development of non-residential activities ancillary to rural production and other services and is compatible with the amenity values of the Rural Lifestyle Zone.</p>
<p>RLZ-04 – Residential occupation</p> <p>Secondary dwellings are provided for at a scale and density that reflects rural landscape and multigenerational living needs at a scale lesser than rural production and general rural zones.</p>	<p>RLZ-P7 – Residential living</p> <p>Provide for smaller scale secondary dwellings on sites, ensuring these are in near proximity to primary dwellings to reduce the apparent sprawl of buildings and to ensure rural character outcomes are maintained.</p>

Area Specific Matters – Rural Zones – Settlement Zone	
Objective	Policy
<p>SETZ-01 – Rural Settlement Zone Purpose</p> <p>The Rural Settlement Zone provides for a form of rural-residential living, in a compact and clustered form, whereby openness and privacy can be maintained, and is located to be easily accessible to the urban perimeter and at a scale where on-site servicing is possible.</p>	<p>SETZ-P1 – Settlement zone land use</p> <p>Enable a compact form of rural-residential development that ensures that rural character is maintained and onsite services are able to be provided for either each site or as part of a communal system that services the development.</p>
<p>SETZ-02 – Settlement Rural-Residential Intensification</p> <p>Development within the Settlement Zone is rural-residential in nature, and in a manner that achieves the rural character outcomes in RED-01, and creates a community with a defined development pattern that is resilient to the current and future effects of climate change.</p>	<p>SETZ-P2 – Settlement location</p> <p>Provide for the Settlement Zone where the zone is located on the transitionally environment between the rural and urban areas of Upper Hutt and where there is a reduced risk from natural hazards and is located to be in close proximity and accessibility to the urban amenities and urban perimeter.</p> <p>SETZ-P3 – Clustering in the Settlement Zone</p> <p>Recognise the benefits of clustering rural-residential allotments at a greater density otherwise provided for to ensure efficient land use where surrounding land remains free of development to ensure the openness of the rural environment is maintained and onsite services are able to be provided for each site or communally.</p>
<p>SETZ-03 – Rural Focal Point and Transition</p> <p>Activities and development within the Settlement Zone is undertaken at a density and location that creates a focal point for the rural community, or acts as a transition between rural and urban environments.</p>	<p>SETZ-P4 – Community focal point</p> <p>Enable the development of a range of residential and rural services and facilities that support the surrounding rural community.</p> <p>SETZ-P5 – Settlement zone as transition</p> <p>Provide for settlement development when this acts as a transition between rural and residential zones.</p>
<p>SETZ-04 – Non-Rural Activities</p> <p>Other non-rural activities are provided for within the Settlement Zone that are more suited to a residential density and provide for rural amenity.</p>	<p>SETZ-P6 – Non-rural activities</p> <p>Recognise the benefits of activities being established that do not require a rural location that meet the purpose of the Settlement Zone.</p>

Precincts – Village Precinct	
Objective	Policy
<p>PREC-01 – Village Precinct</p> <p><i>Commercial activities that support the surrounding rural economy and rural-residential living and in a manner that achieves the rural character outcomes in RED-01 are established and are located to create a centre for the Settlement Zone.</i></p>	<p>PREC-P1 – Village precinct location</p> <p>Provide for the village precinct along the road frontage of settlement zone on Mangaroa Valley Road and within a five minute walkable area to the Maymorn Railway Station.</p> <p>PREC-P2 – Maymorn Railway Station settlement</p> <p>Recognise Maymorn Railway Station as a centre for the Maymorn community by increasing density around the station and provide community facilities and local businesses that support the rural community.</p> <p>PREC-P3 – Mangaroa settlement</p> <p>Recognise the beginning of Mangaroa Valley Road has a centre for the Mangaroa and Whitemans community by increasing density along the road frontage and provide for community facilities and local commerce at a scale adapted to rural needs.</p> <p>PREC-P4 – Rural Businesses</p> <p>Enable businesses at a scale that corresponds to the bulk and form of rural dwellings in the underlying zone, with hours of operation and level of activity that maintains the amenity values of the future occupants of surrounding properties.</p>
<p>PREC-02 – Increasing density to create focal point</p> <p><i>Density is increased within the precinct to encourage the clustering of density in a defined area, increasing both rural-residential density and ability for businesses to centralise services.</i></p>	<p>PREC-P5 – Averaging in rural village</p> <p>Enable the averaging of allotments to provide for localised density, whilst maintain the average density expected for the underlying zone.</p>

Precincts – Staglands Precinct	
Objective	Policy
<p>PREC-03 – Staglands commercial activities</p> <p><i>Commercial activities continue in the Staglands Precinct that support commercial active recreational activities related to the care and conservation of animals in the reserve.</i></p>	<p>PREC-P6 – Suitable commercial activities in Staglands</p> <p>Enable the continued operation of established commercial activities to support the commercial operation of the Staglands Wildlife Reserve.</p> <p>PREC-P7 – Local economic benefits</p> <p>Recognise local economic benefits of the Staglands Wildlife Reserve for the Akatarawa Valley.</p>
<p>PREC-04 – Managing Staglands growth</p> <p><i>Growth within the Staglands Precinct is managed in a way that prioritises the safety and efficiency of Akatarawa Road and rural character outcomes for the underlying zone.</i></p>	<p>PREC-P8 – Roading safety assessment</p> <p>Require an integrated traffic assessment when increasing the capacity of any established facility or the construction of new facilities that would increase patronage of the Staglands Wildlife Reserve.</p>

Precincts – Hutt Valley Clay Target Club Acoustic Precinct	
Objective	Policy
<p>PREC-05 – Managing reverse sensitivity</p> <p>New dwellings within close proximity of the Hutt Valley Clay Target Club are constructed to ensure reverse sensitivity effects are reduced and internal residential amenity is maintained.</p>	<p>PREC-P9 – Acoustic and ventilation controls</p> <p>Require dwellings within 500m of the Hutt Valley Clay Target Club to have acoustic insulation and mechanical ventilation that maintains indoor amenity.</p>

Development Areas – Gabites Farm Development Plan	
Objective	Policy
<p>DEV-01 – Managing development over the Gabites Farm</p> <p><i>The Gabites Farm development area is developed in a cohesive form that ensures the rural character outcomes of RED-01 are able to be achieved.</i></p>	<p>DEV-P1 – Gabites Farm structure plan</p> <p>Require that a structure plan for the Gabites Farm is established that:</p> <ol style="list-style-type: none"> Provides general roading outcomes, including active transport integration; Identifies any allocation for public greenspace; Intended densities at a scale that reflects local infrastructure constraints; and Landscaping or design treatments. <p>DEV-P2 – Controlling the interface along Maymorn Road</p> <p>Provide for a form of development along the Maymorn Road frontage that maintains a rural aesthetic by:</p> <ol style="list-style-type: none"> Limiting the number of new roads onto Maymorn Road; Requiring fencing design to adopt rural designs; Requiring landscaping to be established along the road frontage; Restricting the establishment of new private accessways onto Maymorn Road; and Increasing the setback of buildings along Maymorn Road.
<p>DEV-02 – Responding to identified landscape values</p> <p><i>New dwellings are designed and located to respond to the identified landscape values and landform of the Gabites Farm.</i></p>	<p>DEV-P3 – Responsive landscape development</p> <p>Enable the development of the Gabities Block, while recognising landscape constraints including:</p> <ol style="list-style-type: none"> Maintaining a development density consistent with the Settlement Zone over the site, with the exception of the northern portion of the property where it adjoins residential development; Avoiding development on the vegetated escarpment and within areas that meet the threshold to be considered a Significant Natural Area; Requiring the cladding for residential units on the upper plateau to have a low reflectivity Discouraging the use of urban streetlights within the development.