



4SIGHT

CONSULTING



Rural Bulk and Location Metrics (PC 50)


For Upper Hutt City Council
Planning Policy Team

Rural Zones Metrics
Recommendations and Supporting Research

April 2021

REPORT INFORMATION AND QUALITY CONTROL

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1 EXECUTIVE SUMMARY

You have asked us to provide bulk and location metrics recommendations for the draft Upper Hutt Rural Zones. As background for this work, we have drawn on previous work such as the Rural Land Use Assessment (RLUA) and Landscape Report (2019), Council documents¹, and the rural focus group feedback which you provided us.

We note that proposed rural zone names and draft metrics provided (as the basis for recession plane recommendations) also indicate illustrate their distinct balance sought between character and development. This is evident in the shift towards productive land use for the draft Rural Production Zone; and the consolidation and resilience planning associated with the new Rural Settlement Zone areas. These things come to the fore both from earlier studies and consultation. In addition, to this we have reviewed a small sample of second-generation plan rural zone provisions and different rural development guidelines.

Within this context we have sought to respond to the values and specific area concerns that come through the Upper Hutt draft rural objectives and policies, to the extent that bulk and location metrics can address such matters. Our further recommendations section (Section 4) sets out other matters we consider the metrics should sit alongside.

We have taken an approach to developing our recommendations based on the themes, notably the landscape values and proposed uses intended for the different rural zones.

The scope of this report addresses:

- Subdivision allotment size and shapes
- Provide guidance on metrics around averaging of allotments within the rural zones
- Building height
- Building sizes for both Residential Units and rural accessory buildings
- Building locations on the site (yard setbacks).

We have developed distinct metrics in response to the relevant draft objectives and policies for the four proposed rural zones (General Rural, Rural Production, Rural Lifestyle and Rural Residential Zones). As sought by the RFP, we have also taken into consideration:

- The intensity of development each zone envisions
- The position of the zone within the respective rural environment
- Any sensitivities of the rural environment as identified within the Rural Land Use Assessment Report.

We note from our conversations with Council, that there is no requirement to provide for increased housing in the rural zone (in response to urban development capacity requirements) as this will be achieved through local urban development.

Further to our meeting with Council (24 March 2021), we have also removed natural hazards consideration from this project, on the basis that it is addressed via other planning mechanisms.

We have not addressed Papakāinga, believing this is a very distinct matter for further investigation and/or consultation by Upper Hutt City Council (Council).

¹ Particularly the 'Outcomes and Methods for the Rural and Residential Review – Rural Edition', September-November 2020

1.1 Operative Upper Hutt District Plan, 2004 – Rural Zone Metrics

Metrics used to control rural subdivision and building bulk and location within Upper Hutt’s operative district plan are summarised below.

Table 1: Operative Upper Hutt District Plan, 2004 - Rural Zone Metrics

Matter	Upper Hutt Operative District Plan
Rural Units	Rules relate to activity rather than provision of structures. Buildings are a permitted activity. The built form bulk and location standards below apply.
Maximum Building Height	8m (for both dwellings and productive buildings)
Minimum Building Setback from Boundaries	<p>Rural Hill: All boundaries – 12m</p> <p>Rural Valley Floor: All boundaries – 12m</p> <p>Rural Lifestyle: Front boundary – 8m All other boundaries – 3m</p>
Maximum (Residential Unit) Building Coverage/Scale	One dwelling per site and one family flat in conjunction with a dwelling with no maximum building coverage specified.
Subdivision	<p>Rural Hill: Minimum net site area – 20ha</p> <p>Rural Valley Floor: Minimum net site area – 4ha Shape factor – N/A</p> <p>Rural Lifestyle: Minimum net site area – 1ha Shape factor – N/A</p>

1.2 Local Second-Generation District Plans – Rural Zone Metrics

To inform this report we have reviewed the rural zone bulk and location metrics and standards from the following local second-generation plans:

- The proposed Porirua District Plan (Notified Version, 27 August 2020)
- The proposed Kāpiti Coast District Plan (Appeals Version, 10 March 2021)
- The Horowhenua District Plan (Operative, 1 July 2015)

We have summarised the findings in the table below (with the full results provided in Appendix A).

NB: Provisions for non-residential buildings within the plans have been assessed and included in the Table below and Appendix A. The assessment is limited to the additional built form and location standards beyond those that apply to all buildings within a zone. Where no provision is made for rural units, the general standards for buildings apply.

Table 2 - Local second-generation district plans rural zone metrics comparison ²

Matter	Porirua Proposed District Plan	Proposed Kāpiti Coast District Plan (Appeals Version)	Horowhenua District Plan
Maximum Building Height	<p>Settlement zone Buildings: 8m</p> <p>General Rural zone and Rural Lifestyle zone Buildings: 10m</p>	<p>All rural zones Buildings: 8m</p> <p>Accessory farm buildings: 10m</p>	<p>All rural zones Buildings: 10m</p> <p>Non-residential buildings: 15m</p>
Minimum building Setbacks from boundaries	<p>General Rural & Rural Lifestyle</p> <p>Residential Road boundary: 10m Side and Rear: 5m</p> <p>Non-residential building Road boundary: 10m Side and Rear: 5m Residential zone: 10m</p> <p>Settlement Zone: Road boundary: 5m Side and Rear: 1.5m</p>	<p>All rural zones:</p> <p>Front Road boundary: 10m Side and rear boundary: 5m</p> <p>Zone Specific:</p> <p>Rural Eco-Hamlet Zone: Streams/waterbodies/ ecological sites: 10m All other streams and drains: 5m</p> <p>Paraparaumu North Rural Precinct: State Highway: 15m Precinct area boundary: 5m</p>	<p>All rural zones:</p> <p>Buildings District road boundary: 10m State Highway boundary: 15m Other site boundaries: 10m Bank or stream edge: 15m Scheduled waterbody: 20m</p> <p>Any building used for intensive farming must be setback the following distances:</p> <p>Residential dwellings, units and sensitive activities: 300m</p> <p>All boundaries: 50m</p> <p>Residential, Green Residential, Open Space or Commercial Zone: 600m</p>
Building Coverage/Scale	General Rural	All rural zones (except below):	All rural zones: One residential unit and family flat on sites up to 40ha

² These metrics represent what the zone provides for through the most lenient consenting pathway (permitted land use activity standards, and the most lenient subdivision standards within each zone).

	<p>Maximum one of each per site with a maximum size of:</p> <ul style="list-style-type: none"> ▪ Principal Dwelling: 350m² ▪ Minor Unit: 60m² <p>Non-residential units and structures combined: 1000 m²</p> <p>Rural Lifestyle Maximum one of each per site with a maximum size of:</p> <ul style="list-style-type: none"> ▪ Principal Dwelling: 350m² ▪ Minor Unit: 60m² <p>All non-residential buildings and structures combined: 500 m²</p> <p>Settlement Zone: Maximum one of each per site with a maximum size of:</p> <ul style="list-style-type: none"> ▪ 350m² or 30% whichever is lesser ▪ Minor Unit: 60m² 	<p>One residential unit and one minor flat. Sleep out: 30m²</p> <p>Rural Eco-Hamlet Zone: Ancillary buildings must have combined total area of no greater than 150m²</p> <p>Paraparaumu North Rural Precinct: One household unit and one minor flat. Maximum Coverage: 30%</p>	<p>Two residential units and one family flat per site on sites 40ha to 100ha</p> <p>Three residential units and one family flat per site on sites 100ha and over</p> <p>Family flats must not exceed 70m² (plus 10m² covered verandah)</p>
<p>Subdivision</p>	<p>General Rural: Minimum allotment size of 40ha</p> <p>Rural Lifestyle Zone: Minimum allotment size of 2ha</p> <p>Settlement Zone: Minimum allotment size of 3000 m² with an average 1ha minimum allotment size being achieved across the site.</p>	<p>All rural zones except future urban development zone: Each lot must have a notional building area of a 20m diameter circle.</p> <p>Zone Specific: Rural Residential Zone: Lots with a minimum average area of 1ha across the subdivision and minimum individual lot area of 4000 m²</p> <p>Rural Dunes Zone: Subdivision of lots must be developed into 12 or less maximum size of 1ha and a minimum of 4000 m² per lot. A minimum average lot size of 4ha across the whole subdivision must be maintained</p>	<p>Foxton Dunefields <u>1 additional lot:</u> Minimum lot size: 5000 m² Minimum parent lot size: 10ha</p> <p><u>2 additional lots:</u> Minimum lot size: 5000 m² Minimum parent lot size: 20ha</p> <p>Moutoa-Opiki Plains: <u>1 additional lot:</u> Minimum lot size: 5000 m² Minimum balance lot size: 20ha Maximum lot size: 1ha</p> <p><u>1 or more additional lots:</u> Minimum lot size: 20ha Minimum parent title size: 40ha Minimum road frontage: 100m Minimum shape factor: 100m diameter</p>

		<p>Rural Hills Zone: Minimum average area of 20ha per lot across the subdivision and a minimum individual lot area of 1ha Where the Rural Hills and Paraparaumu North Precinct land cross, subdivision must create lots with a minimum average area of 3.5ha per lot and a minimum individual lot area of 1ha.</p> <p>Rural Plains Zone: Minimum average area of 6ha and a minimum individual lot area of 1ha.</p> <p>Rural Eco-Hamlet Zone: Minimum lot area must be 4000 m² Minimum average lot size must be 2ha Maximum size of lots excluding balance lots, must be 1ha</p> <p>Paraparaumu North Rural Precinct: Minimum area of 1ha Average lot size greater than 2ha calculated on the basis of the area of the parent title.</p>	<p>Tararua Terraces (non-versatile land): <u>1 Additional lot:</u> Minimum lot size: 7000 m² Minimum parent title size: 5ha</p> <p>Tararua Terraces (versatile land): <u>1 Additional lot (around existing dwelling):</u> Minimum lot size: 5000 m² Maximum lot size: 1ha Minimum balance lot size: 15ha</p> <p><u>1 or more additional lots:</u> Minimum lot size: 15ha Minimum parent title size: 30ha Minimum road frontage: 100m Minimum shape factor: 100m diameter</p>
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Comparison of District Plan Metric Approaches

Typically, the rural environment consists of a variety of zones that do not typically following the national zone standards as they were developed prior to the introduction of the national planning standards (with the exception of Porirua).

We have noticed though that several shared values and concerns inform the metrics within the rural zones for the district plans we have reviewed. These shared values result in key similarities between the second-generation plans rural zone built form and location standards.

- In most cases dwellings on rural allotments are limited to one **principal residential unit** and one minor dwelling unit. The exception being Horowhenua which enables up to three dwellings depending on total land area (see Appendix A). In terms of **building coverage**, the rural zones provisions in the Kāpiti Coast and Horowhenua District Plans are permissive with no maximum building coverage specified (although the Kāpiti Coast District Plan includes some building controls for certain sub-zones/precincts). Conversely, the Porirua Proposed District Plan (PDP) includes building coverage controls for principal residential units of up to 350 m² or up to 30% of the allotment's area, the latter metric also used in the Paraparaumu North Rural Precinct within the Kāpiti Coast District Plan.

- The permitted density (floor area), allowed within rural zones, also tends to be influenced by their proximity to urban areas. Most rural lifestyle zones provide for 1ha sites while some general rural and productive zones often have minimum requirements of at least 20ha allotments.
- On average, **minor dwelling units** have a maximum permitted gross floor area of approximately 53 m² across the plans. Upper Hutt has a permitted standard maximum 55 m² floor area for ‘family flats’, applicable across urban and rural zones.
- **Building setbacks** are comparative across the second-generation plans we reviewed. They typically require a minimum setback of 10m from road boundaries (15m for State Highways) and 5m for side and rear yards. The exceptions are zones with increased density, such as the Settlement Zone in the Porirua PDP which require 1.5m side and rear yard built form setbacks. The Rural Lifestyle Zone in the Operative Upper Hutt District Plan is comparable to this Settlement Zone in the Porirua PDP, while the other zones in the UHDP require a minimum setback of 12m from all boundaries, which is generally consistent with the approach of the other plans reviewed. These generally include building setbacks within the 10-15m range.
- For **building height**, there is an average maximum permitted height of 8-10 meters for residential buildings, and the Kāpiti PDP and Horowhenua District Plan include a greater permitted height for non-residential buildings (10-15m).
- Subdivision **allotment sizes** are comparable where providing for rural lifestyle and residential activities. These zones tend to have a focus on higher densities and have smaller lot sizes between one to two hectares.

Summary

Differences between the zone metrics generally exist where there are district-specific landscape constraints and values to be addressed. This reflects differences in:

- the physical environment (i.e., natural landscape, landforms, and features), and
- with the existing built rural character (due to historical growth; influencing both the present-day rural activities and patterns of development).

Subdivision **allotment sizes, outside of the rural lifestyle zones**, vary significantly across the reviewed plans. This is attributed to the activity and nature of the rural environment within the respective District that has developed over time.

The Horowhenua District Plan and Porirua District Plan generally rely only on minimum lot sizes, while the Kāpiti Coast District Plan uses both minimum lot sizing and averaging.

Subdivision **allotment shape** also varied significantly across the reviewed plans.

Recession plane requirements also vary between the plans:

- Porirua PDP proposes a 3m + 45° plane, Kāpiti Coast DP sets out 2.1m + 45°, while
- Horowhenua and the UHDP only apply recession planes if the allotment is adjacent to a residential zone.

However, similar outcomes are sought between the plans’ rural zones when comparing:

- the recession plane metrics,
- maximum building heights (dwellings),
- building setbacks, and
- ensuring overall that rural amenity and a sense of open space is maintained.

Overall, we consider that the Porirua District Plan most closely reflects the direction of Upper Hutt’s draft planning framework. It is the most recently revised plan, addressing the most comparative landscape. It also adopts the same rural naming conventions (reflecting National Planning Standards) and sets out the closest provisions to that of Upper Hutt’s operative district plan.

1.3 National Planning Standards

One of the purposes of the national planning standards (the first set of which came into force 3 May 2019) is to set out requirements for the structure and content of RMA plans and policy statements to achieve national consistency in council plans and policy statements.

Zone Framework 8, in the National Planning Standards, sets out the types of zones that can be included in District Plans. The four types of rural zones that can be included in district plans (as set out in Table 13 of the National Planning Standards) are as follows:

Table 3 - National planning standards: Rural zoning

General rural zone	<i>Areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location</i>
Rural production zone	<i>Areas used predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.</i>
Rural lifestyle zone	<i>Areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural and Rural production zones, while still enabling primary production to occur.</i>
Settlement zone	<i>Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.</i>

1.4 Relevant Draft Rural Objectives and Policies

We have set out below the relevant draft Upper Hutt rural objectives and policies (as listed in the project RFP, 16 February 2021). These have helped inform our project approach in shaping the bulk and location metrics for each of the rural zones. The draft objectives and policies are listed below with **emphasis added**; to highlight what we identify as the key landscape values and rural character themes across the different draft rural zones.

OBJECTIVE 1 – RURAL CHARACTER

Established rural character and aesthetics are maintained and enhanced by:

- a. **Retaining a sense of openness and privacy;***
- b. **Building in a form and scale reflective of site and surrounds;***
- c. **Prioritising overall utility and self-reliance;***
- d. **Recognising the use of land for primary production, including rural industry;***
- e. **Recognising the benefits of the natural environment;***
- f. **Restrict urban development and activities within the rural environment.***

OBJECTIVE 8 – GENERAL RURAL ZONE

*The General Rural Zone provides for **a degree of low density primary production and includes areas dominated by moderate to steep terrain, vegetation cover, and production forests.***

OBJECTIVE 9 – RURAL PRODUCTION ZONE

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**.

OBJECTIVE 10 – RURAL LIFESTYLE ZONE

The Rural Lifestyle Zone provides for a **form of rural-residential living that allows for the openness of rural amenity to be maintained and primary production or rural industry³ at a scale secondary to rural-residential living**.

OBJECTIVE 11 – RURAL SETTLEMENT ZONE

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**.

Rural character encompasses the qualities and characteristics of a rural landscape. A ‘green’ rural landscape is also characteristically informal, i.e., not overtly manicured, in contrast to an urban setting. There is an inherent shift in focus through each of the draft zones’ objectives, distinct in their development density and varying land uses. The cultural layer of productive agricultural (or horticultural) land use will be more prevalent through the lower density General Rural and Rural Production zones. However, the dominance of open space of built form should be evident across all zones to varying degrees.

With regard to rural character outcomes, we note the following themes (of these draft objectives and policies) as informative to establishing the bulk and location metrics:

- Through Objective 1, any ‘urbanising’ of the rural environment reads as a greater concern than anticipated effects of agricultural land use, i.e., reverse sensitivity (although not specifically covered in these draft objectives, we note from conversation with Council, 24/3/21, that we have read this correctly).
- The forested hillside of the General Rural Zone’s predecessor the Rural Hills Zone is evident in the focus for this zone (with limited extension into valley floor areas, primarily across an area of Mangaroa Peatlands).
- A shift in name and an increased minimum lot size of the Rural Production Zone, previously the Rural Valley Floor Zone, sees an increased focus towards providing for productive land use.
- The Rural Lifestyle Zone’s minimum 1 ha lot size is retained, though its localities broadly follow the landscape capacity of lower hillsides and adjacent edges of the valley floor to absorb this level of development. These

³ National Planning Standard definitions:

Rural industry means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.

Primary production means:

(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and (b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);

(c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but (d) excludes further processing of those commodities into a different product.

areas are located between the more typically sensitive (and productive) open valley floor areas and the more visually prominent elevated slopes.

- The draft Rural Settlement Zone areas seek to formalise the existing MacLaren Street neighbourhood and encompasses other peri urban areas including around the Maymorn station and an area extending towards town adjacent Maymorn Road. This zoning provides for a defined area of smaller allotments in the rural environment, easily accessible to urban areas.

2 TESTING THE BULK AND LOCATION METRICS

To test options for bulk and location metrics, we have prepared some comparative modelling which are included in the appendices. This is based on metrics information across:

- The relevant metrics from the Operative Upper Hutt District Plan
- ‘Place holder’ indicative metrics provided to draft recession plane rules, and
- An ‘average’ (or a comparative figure from the range based on our professional judgement), taken from the rural focus group’s feedback, meeting date: 16 March 2021.

Rather than modelling data from other districts, this data we have based our modelling on is *place specific* to Upper Hutt. However, the subsequent analysis and recommendations are based on the wider comparative findings from both Upper Hutt and the other district plans reviewed⁴, to make the best use of the comparative metrics that we have collated.

Table 4 - Metrics comparison: Minimum permitted lot size

Bulk & location metric for...	Minimum permitted lot size			
	(Where there were multiple metrics put forward by the Rural Focus group, 16/3/21, we have used either the ‘average’ or a good comparison relative to other metrics, within the range their feedback - this is shown bold and underlined below)			
Zone	General Rural Zone (previously ‘Rural Hills Zone’)	Rural Production Zone (previously ‘Rural Valley Floor Zone’)	Rural Lifestyle Zone	Rural Settlement Zone
Previous provisions	20 hectares	4 ha	1 ha	-
Place holder (for recession plane calcs only)	20 hectares	10 ha	1 ha	2000m ²
Focus Group	20 hectares	5/ <u>2</u> /0.4 – 20 ha	(8/ 1/) <u>1 ha</u> on average	0.5/ <u>0.4</u> / 0.2 ha

⁴ The scope of our review of these district plans was limited to reviewing relevant provisions, rather than a detailed assessment of the different approaches in each district.

Table 5 – Metrics comparison: Minimum building setbacks from boundaries

Bulk & location metric for...	Minimum boundary setbacks (Where there were multiple metrics put forward by the Rural Focus group, 16/3/21, we have used either the 'average' or a good comparison relative to other metrics, within the range of their feedback - this is shown bold and underlined below)			
Zone	General Rural Zone (previously 'Rural Hills Zone')	Rural Production Zone (previously 'Rural Valley Floor Zone')	Rural Lifestyle Zone	Rural Settlement Zone
Previous provisions	12m (to all bdrys)	12m (to all bdrys)	8m from front 3m from side 3m from rear	-
Place holder (for recession plane calcs only)	10m from front 5m from side 5m from rear	8m from front 5m from side 5m from rear	8m from front 5m from side 5m from rear	8m from front 5m from side 5m from rear
Focus Group mtng 16/3/21 (focus group is variable as they split into small groups)	10m/ <u>30m</u> /40m from front 20/ <u>25</u> /50m from side & rear bdrys	10m/30m/40m from front (test <u>25m</u> from front) 10/15/50/ from side & rear (test <u>20m</u> side & rear setback)	10/25/30m from front (test <u>20m</u>) 5/ <u>10</u> /15m from side & rear	5/ <u>10</u> /20m from front 2/ <u>5</u> /10m from side & rear

Table 6 – Metrics comparison: Maximum (built form) site coverage

Bulk & location metric for...	Maximum Site coverage			
	(Where there were multiple metrics put forward by the Rural Focus group, 16/3/21, we have used either the 'average' or a good comparison relative to other metrics, within the range of their feedback - this is shown bold and underlined below)			
Zone	General Rural Zone (previously 'Rural Hills Zone')	Rural Production Zone (previously 'Rural Valley Floor Zone')	Rural Lifestyle Zone	Rural Settlement Zone
Previous provisions	-	-	-	
Place holder (for recession plane calcs only)	1,000 m ²	1,000 m ²	500 m ²	300 m ²
Focus Group mtng 16/3/21	820m ² / <u>1,500 m²</u> /10,000 m ²	840 m ² / <u>2,000m²</u> /10,000 m ² (or lesser of 25% & 10,000 m ²)	490m ² / <u>900 m²</u> /lesser of 1000m ² & 10%	430/ <u>500 m²</u> /500

Table 7 – Metrics comparison: Maximum building height

Bulk & location metric for...	Maximum Building Height			
	(Where there were multiple metrics put forward by the Rural Focus group, 16/3/21, we have used either the 'average' or a good comparison relative to other metrics, within the range of their feedback - this is shown bold and underlined below)			
Zone	General Rural Zone (previously 'Rural Hills Zone')	Rural Production Zone (previously 'Rural Valley Floor Zone')	Rural Lifestyle Zone	Rural Settlement Zone
Previous provisions	8m	8m	8m	8m
Place holder (for recession plane calcs)	8m	8m	8m	8m
Focus Group mtng 16/3/21	8/8.5/16 (test <u>10m</u>)	8/8.5/ <u>16m</u>	<u>6</u> /8/8.5m	<u>5</u> /6/8m

3 LOCAL RURAL ANALYSIS AND RECOMMENDATIONS

Our recommendations through this report are based on considering Upper Hutt’s rural landscape of through a process of:

- Reviewing the 2019 RLUA and landscape report
- Considering the comparative metrics of other local districts’ rural zones
- A site visit
- Discussion with Council
- Modelling and assessing different metrics options.

Throughout this process we have noted issues relevant to the distinct draft zones or across Upper Hutt’s four draft rural zones. Our focus within this report is on aspects applicable to bulk and location metrics. We have noted related matters for further consideration in our ‘further recommendations section’ (Section 4 of this report).

Our approach is also focused and pragmatic with regard to recommendations we have put forward (i.e., to not make change for change’s sake). We have supported existing (or indicative) metrics provided where we can support the anticipated landscape outcomes they would facilitate, rather than unnecessarily make minor amendments.

Where we have put forward recommendations which are distinct from draft provisions provided by Council (or the pattern of other Councils’ metrics) this is purposeful from a landscape perspective. For example, we consider that a key matter is how the draft Rural Lifestyle Zone will achieve an effective level of rural character and put forward recommendations for both average and minimum lot sizes for subdivision in this zone.

Overall, we consider that this allows for a focussed discussion on key issues.

Modelling

We have carried out modelling to help define our recommended metrics. These are provided in the report appendices and presented repeated in plan view to *indicatively* model the metrics thresholds as a development pattern. To reflect a typical allotment shape, lots are shown with frontage lengths at approximately one third of side boundary lengths.

3.1 Metrics approaches common across the rural zones

Height

An eight-metre maximum height threshold is not considered to be as a key area of concern. Enabling two storey dwellings can achieve a desired building floor area for a lesser overall footprint, and it can also facilitate the practical requirements of productive buildings.

In practice, height may more likely become an issue when coupled with other factors that lead to visual prominence. Examples of this may involve:

- a reduced boundary setback or,
- an elevated location, less appropriately situated in the vicinity of a ridgeline or spur.

In this regard, we consider that height may be a factor to be reduced when there are related non-compliances, i.e., if consent is required where a building is proposed within a boundary setback or on a more prominent hill site location. In such circumstances, effective mitigation measures may include a low-profile single storey building design.

We also note that where other district councils recommend distinct height limits for residential and non-residential buildings apply the application of a 10m height limit for non-residential dwellings. We consider this is a practical and applicable approach to also apply to Upper Hutt’s draft rural zones.

Building footprint

Currently there is a maximum permitted standard for secondary dwellings (family flats) of 55m², applicable across all rural and residential zones. We note feedback that this can be overly restrictive for second generation family dwellings or worker accommodation on larger properties.

The Rural Focus Group meeting feedback (16/03/21) noted that:

'Members also entered into a brief discussion regarding the enablement of larger family flats or secondary dwellings, and the existing rule framework of the District Plan regarding building second homes on areas which are not large enough to be subdivided. Members generally felt that it should be possible for a second dwelling to be established on a site without needing to be subdivided, subject to suitable controls on scale and location.'

We proposed to address this matter, as relevant the differing development density and nature of the different rural zones. At the scale and productive intent of the General Rural and Rural Productive Zones, these allotments can afford some capacity to absorb a greater level of development. On this basis, we recommend a purpose related threshold of no more than two dwellings at a combined maximum 450m² footprint, comprised of a:

- a primary dwelling of no more than 350m² and,
- a secondary dwelling of no more than 100m²

At the finer grain, and less production focused range of rural zoning, we consider that a maximum dwelling footprint for the lifestyle and settlement zones would be more appropriate at:

- 350m² for a primary dwelling and,
- a secondary building as *either* a home-based business *or* a family flat of no more than 55m² (consistent with the existing family flat provision).

These building footprint threshold recommendations reflect the use and density of the different proposed rural zones. We do not consider that a (larger) second dwelling threshold of 100m² appropriate in the finer grain rural zones. In the lifestyle and settlement zones a greater level of built development would much more readily have a more urbanising effect. There will be less offsetting space, given the typical scale of these sites to absorb the landscape and visual effects of larger multiple dwellings.

A maximum of two residential buildings is proposed across the draft rural zones.

Minimum boundary setbacks

In the instance of affected parties, greater weight is given to residential properties, i.e., adjacent neighbours than for public views from road reserves. We also note the potential risk of reverse sensitivity between adjacent zones. On this basis we recommend that side and rear boundary minimum setbacks are at least that of front boundaries for the applicable draft rural zone.

Currently there are distinct setbacks in some zones between side boundaries and rear boundaries. As there is often little practical reason to build near a rear boundary, we recommend that these minimum setbacks are simplified as one and the same for each of the zones. This will also provide clarity on this matter for irregularly shaped allotments.

We also note the intent to enable farm gate sales and put forward the following metric provisions to enable this activity by permitting non-residential/productive buildings:

- of no greater than 55m², and
- which are used for farmgate/roadside sales.

The minimum frontage setback applicable to residential buildings within the relevant draft rural zone would apply (i.e., where the site is located).

We note the rural focus group sought a range of potential greater road setbacks, and our review of other local district plans found that their largest minimum frontage setback required was 15m. However, after carrying out modelling we consider that 20m would be a more effective setback⁵ (also helping to further reduce the risk of reverse sensitivity).

Shape factor

This metric sets out a minimum diameter measurement, and fewer minimum setbacks, to effectively define a minimum section width and thereby the associated space around or between future dwellings. Our modelling has also demonstrated (for the draft Rural Production and Rural lifestyle Zones) that the previous metrics can potentially be too small to set an effective threshold. On this basis, our recommendations reflect a slight increase in scale from other shape factor provisions for these two draft rural zones.

A shape factor metric is useful for a *standard* approach to subdivision allotment layout. However, we note that for clustering dwellings or comparative forms of comprehensive development this metric may be removed if a positive level of rural character will be otherwise achieved by a proposed subdivision development.

⁵ Our rationale is set out in section 3.4 of this report

3.2 Draft General Rural Zone

Draft Objective 8, in addressing the proposed General Rural Zone area, provides for 'low density primary production'. This is in recognition of the development constraints of 'moderate to steep terrain', areas of which are in in bush cover or production forests. Anticipated activities in the zone include forestry, adventure tourism and large-scale hillside farming (Rural Focus Group meeting notes, 16/3/21)

The current (Rural Hills Zone) bulk and location metrics do not set out a minimum permitted activity standard threshold for:

- Shape factor (though noting this provision is also not currently used in the rural production or valley floor zones)
- Road frontage length
- Site coverage

For hill sites, we understand that other factors comparably constrain development, i.e., permitted earthworks thresholds and the practical constraints associated with development.

Minimum road setback

Many rural Upper Hutt hill allotments are long and narrow in shape and aligned up/down hill slopes. For practicality (access and servicing), hill site dwellings are typically located close to the road, with an existing minimum 12m minimum road setback permitted. This is a key metric for this zone, which we understand is supported by the rural focus group as a measure to help protect the existing rural character.

The RLUA landscape study noted risks of higher *apparent density* from this pattern, but also that in practice there are examples and patterns of well sited and unobtrusive built development close to the road.

As building setback is not the sole contributor to a building's potential visual prominence⁶, we recommend that hill site building platform locations becomes a matter of discretion (to reduce risk of visual prominence) and that landscape planting plans may also be sought (if considered necessary).

To reflect this approach, we consider that a slight reduction in boundary setbacks to 10m would be appropriate for hill sites (remaining comparative with the minimum setback range of other local councils). This will also allow slightly greater flexibility to put forward a suitable building platform location for approval. The combined approach would introduce a matter of discretion whereby residential buildings can be located not less than 10m from the road frontage, with the finalised building platform location being a matter of Council's discretion.

⁶ Other contributing factors include location, exterior cladding colours (i.e., reflectivity), building scale, landscape complexity

Minimum lot size

The economic viability of rural allotment sizes is outside our area of expertise. However, we note that discussion on this point has focused on the rural character outcomes for properties at a smaller minimum parcel sizes than permitted in this zone.

There is no overriding concern related to the rural character afforded by the minimum permitted 20ha allotment standard (noted in discussion with Council, arising from the earlier RLUA study and the rural focus group’s feedback).

Our recommended bulk and location metrics for the draft General Rural Zone areas are:

Draft General Rural Zone : Bulk and Location Metrics	Subdivision Allotment		Maximum (built form) Site Coverage	Maximum building height	Shape factor
	Minimum lot size	Minimum boundary setbacks			
Previous Metrics (Rural Hills Zone)	20ha	12m front 12m side/rear	-	8m	-
Our recommendations	20ha (reflecting UHCC Draft General Rural Zone provision)	10m setback from all boundaries (residential dwellings and roadside/ farmgate sales buildings up to 55 m²), 15m setback from all boundaries (all other non-residential buildings)	Residential: 350m² + 100m² (no greater than 450 m² in total for two dwellings) Non-residential/ productive use: 1,000m² (in total)	8m residential buildings 10m non-residential/ productive buildings	-

3.3 Draft Rural Production Zone

Under current zoning, the 'Rural Valley Floor Zone' (which the Rural Production Zone is proposed to replace) is the predominant zoning through Upper Hutt's rural valley areas. This proposed zoning name change reflects a shift towards productive use, rather than current focus for lifestyle scale use of the open valley floor areas. Anticipated activities in the draft Rural Production Zone include:

- commercial farming, including both horticulture (including grains, market gardening, glasshouses) and stock farming (i.e., poultry, pigs, dairy, sheep, beef)
- rural suppliers and support activities

(Rural Focus Group meeting feedback, 16/3/21)

The proposed zoning also means the open aspects of valley floors are broadly retained for a lower development density, thereby more effectively retaining the existing level of rural character. We fully support this focus and note it reflects both consultation feedback and RLUA findings and recommendations.

Of the four draft rural zones, the Rural Productive Zone objective (Objective 9) gives the clearest direction towards productive rural land use as it 'provides for all primary production and rural industry...'

Rural Focus Group meeting feedback (16/03/21) noting that:

'In the Rural Production Zone, larger building and structure heights were justified by some members based on the need to support production activities, for example large barns and silos.'

Anticipated rural activity at a higher density (minimum 10ha allotment) than that anticipated for the General Rural zone (minimum 20-hectare allotment).

Reverse Sensitivity

For the Rural Productive Zone, a specific consideration (with regard to landscape and visual effects), is the potential for reverse sensitivity for either elevated or adjacent lifestyle/settlement zoned properties with an outlook towards this zone. This is with regard to productive buildings' potential visual prominence (along with potential noise or odour concerns, depending on their use).

Other council plans have also sought to address reverse sensitivity in the rural environment:

'Subdivision avoids or minimises the opportunity for reverse sensitivity effects between agriculture, horticulture, mining extraction activities, rural industry, infrastructure and rural lifestyle living opportunities.' (p. 2, E39 Subdivision – Rural, Auckland Unitary Plan)

'Manage reverse sensitivity conflicts between rural lifestyle living and countryside living and rural production activities by the design and layout of subdivisions and the location and identification of identified building areas and house sites' (p. 4, E39 Subdivision – Rural, Auckland Unitary Plan)

'Reverse sensitivity effects are managed in a way that does not compromise the viability of rural sites for continued production.' (p. 5, E39 Subdivision – Rural, Auckland Unitary Plan)

We have set out a two-pronged approach to help manage this issue, with recommendations to address:

- **the magnitude of change:**
 - setting specific maximum permitted floor areas (along with mitigation recommendations⁷) for non-residential/productive use,
 - requiring approval for the location of non-residential/productive buildings and retaining the discretion to require landscape planting plans, and

⁷ We recommend that council approval is required for the placement of non-residential buildings within the Rural Production Zone. Council discretion to also require a landscape planting plan should also be set out.

- requiring a 20m minimum boundary setback for productive buildings in this draft zone
- **the ‘sensitivity of the receptor’:**
 - As part of an averaging approach for the Rural Lifestyle Zone lot sizes, larger lots would be placed adjacent to shared boundaries with the Rural Productive Zone to enable a better level of relief between development of differing scales and activities.
 - Minimum side and rear boundary building setbacks are not less than road frontage setbacks.

We consider that this is consistent with the Rural Focus Group meeting feedback (16/03/21) noting that:

‘Due to the nature of activities occurring within the Rural Production Zone noise and odour could be issues which would justify the need for larger setbacks.’

We have also tested an elevated outlook towards different productive building footprint sizes, as illustrated by the following photomontages (‘indicative artistic representations’). These visuals illustrate a public view southeast from Mangaroa Hill Road overlooking Mangaroa Valley towards a mock-up of a shed (shown in white, mid view) at three scales ranging from 500m² to 1,500m². While we have tested this from a public viewpoint, we acknowledge and have considered that private views may be notably closer, reinforcing the need for a multifaceted approach to address this issue.



Figure 1 - Photomontage view of an indicative 500m² shed (at approximately 500m distance)

We consider that 500m² provides an appropriate threshold for productive buildings for the following (indicative) matters of discretion:

- Reflectivity levels of exterior cladding colours (of the roof *and* facades);
- The location of the building on a site;
- Assessment of effects on surrounding landscape, including landscape plans where applicable; and
- Proposed measures to mitigate adverse visual and landscape effects.



Figure 2 - Photomontage view of an indicative 1,000m² shed (at approximately 500m distance)



Figure 3 - Photomontage view of an indicative 1,500m² shed (at approximately 500m distance)

We also consider that these photomontages illustrate that 1,000m² would be an appropriate maximum permitted building area for the combined area of productive buildings on a site (for both draft General Rural Zone and Rural Productive Zones).

From the findings of our modelling study (see appendices), we recommend a minimum boundary setback of 20m for productive buildings in the draft Rural Production Zone. Our review of other local district plans found that the greatest road setback required was 15m. However, we consider that for the permitted scale of these buildings, a greater offsetting distance is required, over and above that of residential dwellings. This also responds to the potential risk of reverse sensitivity with productive buildings through Upper Hutt’s rural valley areas.

Our recommended bulk and location metrics for the draft Rural Production Zone areas are:

Draft Rural Productive Zone: Bulk and Location Metrics	Subdivision Allotment		Maximum (built form) Site Coverage	Maximum building height	Shape factor
	Minimum lot size	Minimum boundary setbacks			
Previous Metrics (Rural Lifestyle Zone)	4ha	8m front 12m side/rear	-	8m	-
Our recommendations	10ha	10m setback from all boundaries (residential dwellings and roadside/ farmgate sales buildings up to 55m²), 20m setback from all boundaries (all other non-residential buildings)	Residential: 350m² (including garaging) + 100 m² (no greater than 450m² for two dwellings in total). Non-residential/ productive buildings: 1,000m² in total	8m residential buildings. 10m non-residential buildings.	50m diameter circle (excluding boundary setbacks)

3.4 Draft Rural Lifestyle Zone

We support the proposed general locations of the draft Rural Lifestyle Zone areas as primarily limited to outer valley edges and lower slopes.

Some of the activity and characteristics associated with a broader scale larger allotment agricultural landscape will not be present in this zone. The expectations for a level of rural character will also differ for this zone. At a density intended for lifestyle block use, properties will often be more manicured in appearance.

Anticipated activities in the zone include hobby/lifestyle or self-subsistence scale farming, small rural businesses, Airbnb, market gardening, plant nurseries, cafés/crafts/breweries and kennels or catteries (Rural Focus Group meeting feedback, 16/3/21).

From a landscape perspective, and consistent with issues raised in the RLUA Landscape Report, the extent and approach to lifestyle block development is considered a primary area of concern for rural character outcomes. For this reason, a key recommendation we have put forward in this report is to provide both an average and minimum lot size for the draft Rural Lifestyle Zone⁸.

Shared accessway, and varied allotment sizes are both attributes of development along Katherine Mansfield Drive, noted as a positive local example of a well-established rural-residential development.

We consider that an average allotment size requirement⁹, rather than purely focus on minimum allotment sizes will provide greater ability to retain rural character and secondarily, increased viability for a range of productive activities in this zone.

At increasing density, the role of vegetative mitigation, and responsive built form design, scale and placement become more important for their contribution to rural character as there is less offsetting space around buildings.

If not developed with this in mind, a pattern, for example of predominantly 1-hectare allotments, could easily become more urban in character than anticipated.

⁸ For reference, we note that the Auckland Unitary Plan words the requirement for calculating average lot sizes as ‘the next average site area of all sites following subdivision must be calculated per subdivision scheme plan...’ (p. 28, E39 Subdivision – Rural)

⁹ With an average allotment size taken from *within* the subdivision. This metrics permitted approach requirement is used by both Porirua and Kapiti District Councils.



Figure 4 - View west from Mangaroa Valley Road

Comparatively however, the Rural Lifestyle Zone will still afford a more open form of rural residential living than the Rural Settlement Zone. The image below illustrates layering of both vegetation patterns and topography towards the outer valley floor areas. The landscape complexity of these patterns is anticipated to help *absorb* the proposed permitted scale of built form associated with Rural Lifestyle Zoning (as set out in the following table).



Figure 5 - View East across Maymorn from Parkes Line Road

The Rural Focus Group meeting feedback (16/03/21) noting that:

'Members were wondering where small farms would sit within the zone framework, with Officers responding that they would probably fall within the Rural Lifestyle Zone. Officers noted that changes to the draft Rural Lifestyle Zone would aim to ensure this would be possible.'

'Within the Lifestyle Zone, members commented that preserving rural amenity was key and therefore some larger minimum allotment sizes were proposed.'

Our recommended bulk and location metrics for the draft Rural Lifestyle Zone areas are:

Draft Rural Lifestyle Zone: Bulk and Location Metrics	Subdivision Allotment		Maximum (built form) Site Coverage	Maximum building height	Shape factor
	Minimum/average lot size	Minimum boundary setbacks			
Previous Metrics (Rural Lifestyle Zone)	1ha	8m front 12m side/rear	-	8m	20m
Our recommendations	1ha minimum lot size (and 2ha average lot size ¹⁰)	10m setback from all boundaries (residential dwellings and roadside/farmgate sales buildings up), 15m setback from all boundaries (non-residential buildings)	Residential: 350m² (including garaging) principal dwelling + 55m² family flat (no more two dwellings in total). Non-residential/productive: 500m² in total (including up to 55m² for roadside/farmgate sales)	8m (for both residential and non-residential buildings)	40m diameter circle (excluding boundary setbacks)

¹⁰ Calculated within subdivision (i.e., not based on surrounding property sizes)

3.5 Draft Rural Settlement Zone

The Rural Settlement Zone is a new draft zone proposed for the Upper Hutt Rural environment. Its intended area includes the compact and historic MaLaren Street neighbourhood.

We acknowledge that the indicative 2,000m² minimum lot size (for future subdivision) is based on the practical requirements of on-site servicing. However, we also endorse this 2,000m² minimum lot size as a metric for the draft Rural Settlement Zone from a landscape perspective and consider that this density would sit well for the settlement areas amid the other rural zones.

This proposed minimum development density is not an immediately *suburban* grain; it allows comparatively ample offsetting space around buildings (within allotments). Associated with this is the opportunity to still develop effective planted areas and soften the appearance of buildings. In this way, these compact rural allotments can provide a clustered and compact development pattern (accessible to urban areas), at a density or scale appropriate to their rural setting.



Figure 6 - View South East towards MaLaren Street dwellings from Parkes Line Drive

Draft Rural Settlement Zone Objective 11 seeks a compact and clustered form of rural living – compared to more open lifestyle areas. The objective makes no mention of productive use of this zone.

However, activities anticipated in the zone (Rural Focus Group meeting notes, 16/3/21) include ‘finer grain’ commercial activities. These include small commercial activities, i.e., café/cookery school, garage, dairy, farrier, (as well as rural-residential living).



Figure 7 - New residential development (within Draft Settlement Zone area, west of Maymorn Station)

Our recommended bulk and location metrics for the draft Rural Settlement Zone areas are:

Draft Rural Settlement Zone: Bulk and Location Metrics	Subdivision Allotment		Maximum (built form) Site Coverage	Maximum building height	Shape factor
	Minimum lot size	Minimum boundary setbacks			
<i>There are no previous metrics as this is an introduced draft rural zone.</i>					
Our recommendations	2,000m²	5m setback from all boundaries	350m² principal dwelling (including garaging) + 55m² for either: <ul style="list-style-type: none"> - A family flat Or <ul style="list-style-type: none"> - Non-residential/productive/commercial use 	8m (for both residential and non-residential buildings)	20m diameter circle (excluding boundary setbacks)

4 CONCLUSION AND ADDITIONAL RECOMMENDATIONS

We have set out this report to pull through the landscape values identified in the RLUA and accompanying landscape report, the draft objectives and policies, and the Rural Focus Group’s feedback. Our metrics recommendations also respond to the distinctions between the four draft rural zones and our findings from modelling these.

However, we acknowledge that metrics can only go so far towards addressing rural character values identified by the RLUA, the draft district plan provisions and focus group feedback. The RLUA Landscape Report also acknowledged that *‘to better address the landscape character and amenity, a multifaceted management approach is required’* (p. 43). To provide a more effective landscape-based approach to addressing rural character outcomes we have set out the following additional recommendations. These may act as assessment matters or as standard development requirements either across or within specific zones of the rural environment.

Built form and landscape mitigation measures

Given the potential visual prominence of hill site development (an issue already demonstrated within the district), we recommend that building platform location is a matter of discretion for proposed subdivisions.

We recommend a *default approach* of mitigation involving appropriate use of *both* built form mitigation and any landscape treatment rather than solely relying on vegetative mitigation (i.e., simply screening a development behind planting), as there are several potential issues with this approach, being:

- Vegetation takes time to establish, and it is subject to a dynamic lifecycle where some trees may also become diseased or die off and need replacement.
- There are situations where planting can draw attention to a development’s location, such as on a hill site where it stands apart from existing vegetation patterns (i.e., on a more open spur area, at a distance from naturally occurring from gully planting).
- Relying on full vegetative screening can indicate that a development *needs to* be hidden. A better approach can be to soften the appearance of a building more subtly with intervening planting, rather than aiming to totally hide it.
- To address other concerns such as noise and odour, increased minimum setbacks may be warranted for buildings housing animals.

Relying on ‘landscape buffering’ can indicate the overuse of planting (at the risk of ignoring potential built form mitigation measures) and may also negate a more flexible site layout approach that would facilitate future proofing. A more effective approach (as set out in the RLUA landscape report) is to appropriately design and situate a proposed building (on-site) as well as seeking the effective use of any landscape planting.

‘Planting should not be used as the sole mitigating factor, and it should not be overtly formal or urbanising in character.’ (RLUA Landscape Report, p. 40)

The RLUA Landscape report notes how the Katherine Mansfield Drive area *‘development has generally avoided the more prominent and more exposed elevated locations’* (p.32). This is listed among contributing factors to this area’s positive rural character outcomes.

Other councils have similarly sought to address this issue:

‘...avoid inappropriately located buildings and associated accessways including prominent locations as viewed from public places’ (p. 5, E39 Subdivision – Rural, Auckland Unitary Plan).

That said, we note that the more sensitive viewpoint is typically the permanent view of neighbours, rather than more transitory views experienced by the public (i.e., from road corridors).

Generally, seeking a panoramic outlook *can* equate to a panoramic level of adverse visual effects. It is better to ‘site a house into’, rather than ‘perch on’ a hillside site. Siting houses *into* the landscape can still achieve a great outlook, with the advantage of also providing more sheltered living conditions.

‘Building platforms located on localised spurs may afford expansive landscape views for the inhabitants. However, the views back from the valley floor toward potential dwellings on these platforms can give the

perception of quite prominent development. The cumulation of a group of poorly located houses on a hillside will (incrementally) detract from the rural landscape characteristics and qualities of the setting. This can be an avoidable outcome.’ (RLUA Landscape Report, p. 36)

Adding to this will be the appearance of visible hillside accessways and any distinct planting patterns, as these factors also contribute to a built hillside development pattern.

With regard to built form design controls, the Rural Focus Group feedback (16/03/21) noted that:

‘Members discussed how development should be responsive to landscape and topographical characteristics within the zone, however some members felt that it was not the position of Council to become too nuanced in their consideration of building style.’

In response to this point, we consider it is important to note that built form design controls are not in any way a ‘style’ guide or control. They are a ‘design performance standard’ used to help mitigate a building’s visual prominence or, in other words, to help ‘visually break up’ its overall bulk or scale. Relevant design techniques include modulation, introducing a secondary cladding material, and the use of a recessive exterior colour palette. It remains the owner or developer’s choice as to the *architectural style* used to achieve these outcomes. The goal of built form design requirements is that a building sits more appropriately (or sympathetically) in its local context.

We also recommend a requirement that non-residential buildings meet the definition of productive use (suitable to their intended zone). Built development and its associated activity will have an effect, at some level, on rural character. A *use-based* matter of discretion could help address the potentially adverse effects on rural character, for instance, of a shift towards more industrial activity such as contractors’ yards.

Tourism development is a specific activity warranting further investigation, in that the range of uses and their potential effects can vary significantly.

Built form arrangement

Further issues for council to investigate include:

- Incentivising effective building clustering, comprehensive development, or similar design led subdivision and development approaches which can achieve positive rural character outcomes. Such development approaches are likely to require qualitative assessment and peer review¹¹.
- Future proofing building platform arrangement by allowing for any later development such as additional later dwellings onsite or infill subdivision (ideally that can make use of a common access route/driveway)¹².
- Further consideration of curtilage requirements. This is to prevent a broadscale pattern of overtly peppering buildings across the landscape. This could include the extent to which residential and non-residential buildings are best arranged on site.
- Further consideration of setbacks from waterways with respect to the relationship with natural hazards. We note that this matter is addressed by other councils (e.g., Horowhenua District Council).

¹¹ Queenstown Lakes District Council’s Policy 22.2.1.3 addresses this matter as follows: ‘Allow for flexibility of the density provisions, where design-led and innovative patterns of subdivision and residential development, roading and planting would enhance the character of the zone and the District’s landscapes.’

¹² Other council plans also seek to address future proofing for later rural development: ‘Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment’. (p. 1, E39 Subdivision – Rural, Auckland Unitary Plan).

Public space - streetscapes

To best support private land subdivision and development requirements, subdivision development controls should also address public realm outcomes:

- Avoid the use of defined subdivision gateways and entrance way treatment throughout the rural environment as these can be overtly formal (or urban) and detract from a more low-key rural character.
- Consider appropriate restrictions on formalised streetscapes (e.g., the use of kerb and channel where swales may be a better option) or other overtly urbanising elements. Roadside fences could be limited to post and rail, or post and wire.



Appendix A:

District Plan Review

PORIRUA PROPOSED DISTRICT PLAN - RULE ASSESSMENT

District Plan: Porirua District Plan				
Proposed District Plan Revisions 27 August 2020 (as at 16 March 2021)				
GRUZ – General Rural Zone				
Zone Description				
<p>The General Rural zone consists of areas predominantly used for primary production activities in the District, including intensive indoor primary production. The zone may also be used for activities that support primary production activities, including rural industry and other activities requiring a rural location.</p> <p>The zone is characterised by open landscapes interspersed with buildings or structures. Typical land cover consists of pasture, crops, forestry as well as native vegetation.</p> <p>The character and amenity values include spaciousness, low-density built form, vegetation cover and the presence of a productive farming environment.</p> <p>Developments with numerous or large-scale buildings must be managed to ensure that development does not dominate the landscape or compromise the open space qualities of the rural setting.</p>				
1. Zone Purpose				
<p>2. The General Rural Zone is used primarily for primary production, activities that support primary production and other activities that require a rural location.</p>				
Link: https://eplan.porirua.govt.nz/districtplan/#Rules/0/77/1/7765/0				
Rule / standard number	Matter	Metric	Intent of metric	Criteria
GRUZ-R1	Additional provisions for rural purpose buildings (otherwise all other built form and location standards apply)	<p>1. Permitted where:</p> <p>Where compliance is achieved with:</p> <p>i. GRUZ-S3</p> <p>Scale of buildings and structures</p> <p>1. 1000m² for all other non-residential buildings and structures combined</p> <p>ii. GRUZ-S4</p> <p>Setback</p> <p>2. Building/structures for non-residential purposes must not be located within:</p> <p>1. A 10m setback from a boundary with a road</p> <p>2. A 5m setback from a side or rear boundary; or</p> <p>3. A 10m setback from a boundary of a site in a Residential Zone</p> <p>1) <i>Built form and locational standards applicable to 'all buildings' below.</i></p>	Provisions that enable production activities while maintaining amenity for sensitive activities on and off-site, including ensuring open space and landscapes are maintained.	Refer below.
GRUZ-R1	Building and structure size (including alterations)	<p>2) 1. Permitted where:</p> <p>a. Compliance is achieved with:</p> <p>(i) GRUZ-S1</p> <p>Buildings and structures not exceeding 10m</p> <p>(ii) GRUZ-S2</p> <p>Buildings and structures must be contained within 3m + 45degree recession plane along any site boundary</p> <p>(iii) GRUZ-S3</p> <p>Building scale (maximums):</p> <p>Principal residential unit: 350m²</p> <p>Minor residential unit: 60m²</p> <p>(iv) GRUZ-S4</p> <p>Setbacks:</p> <p>Residential buildings:</p> <p>10m from a boundary with a road</p> <p>5m from a side and rear boundary</p> <p>Non-residential buildings:</p> <p>10m from a boundary with a road</p>	Built form and locational standards that support maintaining amenity and sense of spaciousness between development while actively promoting primary productive activities.	<p>Discretion limited to the infringement of the standard, therefore the effect of the infringement against the character and amenity values of the GRUZ.</p> <p>Refer:</p> <p>GRUZ-O2.</p> <p>GRUZ-P2</p> <p>GRUZ-P7 & P8.</p>

		5m from a side and rear boundary 10m from a boundary with a Residential Zone		
GRUZ-R9	Rural Residential units	1) Activity Status: Permitted a) There is no more than one principal residential unit per site; b) There is no more than one minor residential unit per site; and c) Any minor residential unit shares a driveway with the site's principal residential unit	Controls number of buildings on site and dominance of the built environment on the surrounding character and amenity of the rural environment.	No criteria as activity is Discretionary; refer to the Objectives and Policies.

District Plan: Porirua District Plan				
RLZ – Rural Lifestyle Zone				
<p>The Rural Lifestyle Zone facilitates a higher concentration of rural residential living through smaller lot sizes around the periphery of urban areas while maintaining open space, rolling terrain and vegetated landscapes.</p> <p>Subdivision and development are expected to provide a transition between the urban and outer rural areas while retaining a sense of spaciousness and rural character enabling residential activities and small-scale rural production activities.</p> <p>The purpose of the Rural Lifestyle Zone is to provide an area of rural-residential lifestyle living and alleviate development pressure on the Rural Zone to maintain its function as a primarily productive working Zone. Urban activities such as commercial and industrial activities are discouraged from the Rural Lifestyle Zone.</p> <p>Link: https://eplan.porirua.govt.nz/districtplan/#Rules/0/76/1/7869/0</p>				
Rule/ standard number	Matter	Metric	Intent of metric	Criteria
RLZ-R1	Additional provisions for rural purpose buildings (otherwise all other built form and location standards apply)	1. Permitted where: Compliance is achieved with: i. RLZ-S3 Scale of buildings and structures 1. All buildings and/or structures on a site must not exceed a maximum GFA of : c. 500m ² for all other non-residential buildings and structures combined ii. RLZ-S4 2. Building or structures used for non-residential purposes and buildings and structures from Motuiklaraka Road, must not be located within A 10m setback from a boundary with a road; A 5m setback from a side or rear boundary; or A 10m setback from a boundary of a site in a Residential Zone. Built form and locational standards applicable to 'all buildings' below.	Provisions that enable production activities commensurate to the area in which it is located. Maintaining amenity for sensitive activities on and off-site, including ensuring open space and landscapes are maintained.	Refer below.
RLZ-R1	Buildings and structures (including alterations)	1. Permitted where: Where compliance is achieved with: ii. RLZ-S1; Height: 1. All buildings and structure must not exceed a maximum height above ground level of 10m ii. RLZ-S2; Height in relation to Boundary: 1. Building and structures must be contained within a 3m + 45 degree recession plane along any site boundary iii. RLZ-S3; Scale of buildings and structures: 1. All buildings/structures on a site must not exceed a GFA of: a. 350m ² for a principal residential unit;	Built form and locational standards that support maintaining amenity and sense of spaciousness and vegetation between residential development and reduce overall dominance of the built environment.	Discretion limited to infringed standard, refer to as RLZ-O2 and RLZ-P4.

		<p>b. 60m² for a minor residential unit; Excludes accessory buildings less than 10m², pergolas and in-ground swimming pools.</p> <p>iv. RLZ-S4; Setback: 1. Buildings/structures for residential purposes must not be located within: a. a 10m setback from the boundary with a road; and b. a 5m setback from a side and rear boundary Excludes fences, walls, rainwater tanks, accessory buildings up to 10m².</p>		
y	Rural Residential units	<p>2. Permitted where:</p> <p>d) There is no more than one principal residential unit per site; e) There is no more than one minor residential unit per site; and <i>Any minor residential unit shares a driveway with the site's principal residential unit</i></p>	Controls number of buildings on site and dominance of the built environment on the surrounding character and amenity of the rural environment.	Discretionary activity. Refer to the objectives and policies. RLZ-O2, RLZ-P2.

District Plan: Porirua District Plan				
SETZ – Settlement Zone				
The Settlement Z applies to Pāuatahanui Village. The Settlement zone accommodates small-scale business within existing premises and residential activities while maintaining a rural village character.				
Link: https://eplan.porirua.govt.nz/districtplan/#Rules/0/91/1/7954/0				
Rule/standard number	Matter	Metric	Intent of metric	Criteria
SETZ-R1	Additional provisions for rural purpose buildings (otherwise all other built form and location standards apply)	<p>No specific rules or standards for non-residential buildings/structures. Built form and locational standards applicable to 'all buildings' below.</p>	N/A	N/A
SETZ-R1	Buildings and structures (including alterations)	<p>1. Permitted Where: Compliance is achieved with:</p> <p>i. SETZ-S1; Height: 1. All building and structures must not exceed 8m above ground level</p> <p>ii. SETZ-S2; Height in relation to boundary: 1. All buildings/structures must be contained within a 3m + 45 degree recession plane</p> <p>iii. SETZ-S3; Building Coverage: 1. The maximum coverage of buildings and structures must not exceed 30% of the net site area or 350m², whichever is lesser 2. A minor residential unit must not exceed a maximum GFA of 60m² The standard does not apply to accessory buildings less than 10m², pergola structures and in-ground swimming pools</p> <p>iv. SETZ-S4 Setback: 1. Buildings or structures must not be located within: a. A 5m setback from a boundary with a road; and b. A 1.5m setback from a side and rear boundary</p>	Built form and locational standards that maintain amenity levels and sense of spaciousness and vegetation between residential development. Reducing the overall dominance of the built environment.	Discretion limited to infringed standard, refer to as SETZ-O2 and SETZ-P4.
SETZ-R7	Residential activity and residential units	<p>1. Permitted where: a. There is no more than one principal residential unit per site;</p>	Controls number of buildings on site and dominance of the built environment on the	Refer to the objectives and policies. SETZ-O2, RLZ-P2.

	<p>b. There is no more than one minor residential unit per site; and</p> <p>c. Any minor residential unit shares a driveway with the site's principal residential unit.</p>	<p>surrounding character and amenity of the rural environment.</p>
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District Plan: Porirua District Plan				
SUB - Subdivision				
The subdivision process regulates the provision of services for development and activities, including reserves and infrastructure. The adverse effects of activities are generally controlled by the provisions for each zone at the time of development.				
Link: https://eplan.porirua.govt.nz/districtplan/#Rules/0/31/1/18314/0				
Rule/ standard number	Matter	Metric	Intent of Metric	Criteria
SUB-S1	Subdivision Allotment Size	<p>1. Controlled where:</p> <p>General Rural Zone</p> <p>All allotments created must have a minimum allotment size of 40ha</p> <p>Rural Lifestyle Zone</p> <p>All allotments created must have a minimum size of 2ha</p> <p>Settlement Zone</p> <p>All allotments created must have a minimum allotment size of 3000m² with a 1ha minimum allotment size being achieved across the site.</p>	<p>To enable development at a level that is commensurate to the amenity and character of the zone in which it is located.</p>	<p>Matters of control are limited to SUB-P2 and SUB-P4.</p> <p>If conditions are not met, refer Objectives and Policies, particularly SUB, 01, SUB-P9, SUB-P10.</p>

KĀPITI COAST PROPOSED DISTRICT PLAN (APPEALS VERSION) - RULE ASSESSMENT

District Plan: Kāpiti Coast Proposed District Plan (Appeals Version) 2018				
<p>Proposed District Plan 2018, Appeals and Revision 10 March 2021 as at 16 March 2021</p> <p>The Rural Residential zone provides for lifestyle and rural-residential developments. The district plan is clear that this land will not be re-zoned residential or serviced in the future. The district plan anticipates these areas may be inappropriate for intensive residential developments.</p> <p>The Rural Plains zone is characterised by primary production activities and an open rural landscape character that is vulnerable to urban development.</p> <p>The Rural Dunes zone is a sensitive natural and ecological landscape. Some rural residential development may be appropriate, however density should remain very low to retain a sense of openness.</p> <p>The Rural Hills zone is steep land situated at the base of the Tararua Ranges. It is visible throughout the district, and so the landscape and visual amenity effect of any development in this area is likely to be high. The district plan indicates that some parts of the Rural Hills zone are unsuitable for the building of dwellings due to topography and ground conditions.</p> <p>The Rural Eco-Hamlet zone buffer zone between the existing urban footprint and the rural area. It contains sensitive landscapes and ecology, which is used for primary production and ecological restoration. Some clustered low density developments may be appropriate within interdune hollows or on peat soils, however developments should retain the open character of the landscape, and significant cultural, landform and ecological features.</p> <p>The Future Urban Development zone covers some areas of rural land adjacent to living zones that is suitable for future urban growth. 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. The district plan seeks to prevent unmanaged development within these areas. No structure plans currently exist for any of the Future Urban Development zones identified within the district plan.</p> <p>Link: https://eplan.kapiticoast.govt.nz/eplan/#Rules/0/8/1/0/0</p>				
Rule/ standard number	Matter	Metric	Intent of metric	Criteria
7A.1.3	Additional provisions for rural purpose buildings (otherwise all other built form and location standards apply)	Permitted Activity Standards 2. Building height a. An accessory farm building shall be 10m No other standards for specific rural units are contained within Chapter 7. However, Built form and locational standards apply where they are applicable to 'all buildings' below.		
7A.1.3	Rural Activities, including buildings	Restricted Discretionary Activity Standards Intensive farming setbacks 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. 3. Buildings and structures must be designed and located to screen the facility from public roads and dwellings on adjacent sites. Extractive activities setbacks 1. The extractive industry must be located 300 metres from the property boundary of any sensitive activity. 2. The quarry face must not be within view of any Living Zone or State Highway 3. The site must be landscaped with the planting of vegetation with a minimum depth of 10 metres on the boundary which is sufficient to screen the quarry from neighbouring properties.		7A.1.3 Restricted Discretionary Assessment Criteria 1. Noise effects. 2. Transport effects. 3. Nuisance effects. 4. Building bulk and location. 5. Cumulative effects. 6. Visual, character and amenity effects. 7. Effects on natural character in the coastal environment.
7.A.1.3	Building size and number	Permitted Activity Standards: 1. The maximum number of residential buildings on site shall be one household unit and one minor flat. The maximum area for a sleep out shall be 30m ² 2. The maximum height from original ground level of any: b. habitable building shall be 8m 3. No buildings within 500m of the inland each of a beach, shall be visible from the beach when measured 1.5m from above ground level at a point 20m seaward from the seaward to of the foredune.	Built form and locational standards that maintain suitable amenity levels while promoting development. They ensure a sense of spaciousness and vegetation are not dominated by the built environment.	Controlled activity Assessment Criteria if conditions aren't met: 1. Consideration of the effects of the standard not met. 2. Measures to avoid, remedy or mitigate adverse effects. 3. Cumulative effects.

		<p>4. No sensitive activities (i.e. residential unit) may be located within 300m of a building containing a lawfully established intensive farming activity, or 300m of a lawfully established extractive industry.</p> <p>5. The minimum yard requirements for any site shall be:</p> <p>a. Front yard:</p> <p>i. all buildings must be setback 10m from a road boundary; and</p> <p>ii. intrusions of eaves up to 0.6m</p> <p>b. Side and rear yards:</p> <p>i. all buildings must be setback at least 5m from a side or rear yard boundary</p> <p>ii. intrusions of eaves up to 0.6m.</p> <p>6. All parts of buildings must fit within the height envelop made up of recession planes at 2.1m + 45 degrees.</p>		
7A.1.7	Building and development	<p>Controlled Activity Standards:</p> <p>Buildings and Development in the Rural Eco-Hamlet Zone.</p> <p>1. Development must be consistent with the structure plan.</p> <p>3. Individual lots must be landscaped and planted to:</p> <p>a. visually reduce the bulk of buildings;</p> <p>b. integrate the building form into the landscape;</p> <p>c. provide shade and windbreaks;</p> <p>d. protect or maximise visual privacy;</p> <p>e. limit linear planting including hedges and shelterbelts;</p> <p>f. maintain sufficient separation distance between vegetation and transmission lines; and</p> <p>g. additional requirements for the Ngārara Precinct:</p> <p>i. planting shall provide filtered views of buildings so that no more than 50% of building to be visible 5 years after building completion when viewed from streets and public areas; and</p> <p>ii. no hedges, shelterbelts and other linear planting with a length exceeding 10 metres shall be included in landscaping on lots.</p> <p>4. Buildings must be located so that:</p> <p>a. all buildings are clustered</p> <p>b. residential dwellings are orientated north</p> <p>c. building must be sited at least:</p> <p>i. 10m from the road boundary and 5m from existing boundaries;</p> <p>ii. 10m from streams/waterbodies and ecological sites</p> <p>iii. 5m from all other streams and drains; and</p> <p>iv. Comply with setbacks from National Grid transmission lines, support structures and poles</p> <p>7. Ancillary buildings must have a combined total floor area of no greater than 150m² per lot.</p>	Built form and locational standards that concentrates development to reduce the potential for degradation of waterways and the overall visual amenity of the surrounding natural environment.	Controlled Activity Assessment Criteria:
				<ol style="list-style-type: none"> 1. Design and location of buildings 2. Visibility of buildings 3. Adequacy of screening 4. Permeability of fencing 5. Visual and amenity effects
7A.2.2	Building size and design	<p>Controlled Activity Standards:</p> <p>All buildings in the Paraparaumu North Rural precinct Shall:</p> <p>a. have a maximum height of 10 metres for accessory buildings and 8 metres for habitable buildings;</p> <p>b. have a maximum coverage of 30%</p> <p>c. be located a minimum of 15 metres from State Highway One and a minimum of 5 metres from the precinct area boundary.</p> <p>2. A maximum of one household unit and one minor flat shall be erected on any property</p>	Built form and locational standards that maintain suitable amenity levels while promoting development.	Controlled Activity Assessment Criteria:
				<ol style="list-style-type: none"> 6. Design and location of buildings 7. Visibility of buildings 8. Adequacy of screening 9. Permeability of fencing 10. Visual and amenity effects

District Plan: Kāpiti Coast Proposed District Plan (Appeals Version) 2018				
Subdivision (Contained within the Rural Chapter)				
Rule/ standard number	Matter	Metric	Intent of Metric	Criteria
7A.3.1	Subdivision	<p>Restricted Discretionary Activity Standards:</p> <p>2. Subdivision in all rural zones except the Future Urban Development Zone and subdivisions controlled under the 7A2.2</p> <p>1. General Standards</p> <p>c. Each lot must have a notional building area (capable of containing at least a 20m diameter circle);</p> <p>2. Additional standards for the Rural Residential Zone</p> <p>a. subdivisions must create lots with a minimum average area of 1ha across the subdivision and a minimum individual lot area of 4000m²</p> <p>3. Addition standards for the Rural Dunes Zone</p> <p>a. the subdivision of lots must be developed into clusters of 12 or less with a maximum size of 1 hectare and a minimum of 4000m² per lot. The balance of the land shall be held in a single lot;</p> <p>b. a minimum average lot size of 4 hectares across the whole subdivision must be maintained; and</p> <p>c. the clustered lots must be located on the least suitable land for primary production activities on the parent title; and</p> <p>d. if more than one cluster is proposed in one subdivision the clusters must be clearly separate.</p> <p>e. each new lot, including balance lots, must carry an encumbrance on the title preventing further subdivision.</p> <p>4. Additional standards for the Rural Hills Zone:</p> <p>a. subdivisions must create lots with a minimum average area of 20 hectares per lot across the subdivision and a minimum individual lot area of 1 hectare; and</p> <p>b. notwithstanding a) above, where a site contains land in the Rural Hills Zone and the Paraparaumu North Rural Precinct, subdivision must create lots with a minimum average area of 3.5 hectares per lot across the subdivision and a minimum individual lot area of 1 hectare.</p> <p>5. Additional standards for the Rural Plains Zone:</p> <p>a. subdivisions must create lots with a minimum average area of 6 hectare across the subdivision and a minimum individual lot area of 1 hectare.</p> <p>6. Additional standards for the Rural Eco-Hamlet Zone:</p> <p>a. the minimum lot area must be 4,000m²;</p> <p>b. the minimum average lot size must be 2 hectares;</p> <p>c. the maximum size of lots, excluding balance lots, must be 1 hectare;</p> <p>d. a minimum 10 metre no build setback is incorporated each side of streams in the precinct (the extent of this is shown on the Structure Plan) and around ecological sites;</p> <p>7. In the Paraparaumu North Rural Precinct each lost must:</p> <p>a. have a minimum area of 1hectare;</p> <p>b. the subdivision must have an average lot size greater than 2 hectares, calculated on the basis of the total area of the parent title lot of the subdivision;</p>	Standards that set out separation distances that reflect the amenity levels of the zone in which it is located.	<p>Restricted Discretionary Activity Assessment Criteria:</p> <ol style="list-style-type: none"> 1. The design and layout of the subdivision including earthworks, the clustering of nominated building area and the suitability for primary production activities. 2. The degree of compliance with the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012. 3. The imposition of financial contributions in accordance with Chapter 12 of this Plan. 4. Vehicle access points onto legal road including the State Highway Network and any effects on the transport network. 5. The location of any building area relative to natural hazards, historic heritage features, ecological sites, geological features, outstanding natural features and landscapes. 6. The provision of walking, cycle pathways and bridleways 7. Consistency with relevant appendices and schedules to all Chapters of this Plan 8. Provision of an adequate water supply for firefighting purposes. 9. The location of sensitive activity building sites to avoid, remedy or mitigate potential adverse reverse sensitivity effects on lawfully established primary production activities and intensive farming activities on adjoining properties. 10. Effects on natural character in the coastal environment.

		c. all lots adjacent to State Highway 1 must have a 5-metre planted buffer along the State Highway 1 frontage;		
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HOROWHENUA DISTRICT PLAN - RULE ASSESSMENT

District Plan: Horowhenua District Plan				
<p>Rural Zone</p> <p>Operative 1 July 2015 as at 16 March 2021</p> <p>The rural environment covers the majority of the Horowhenua District. The rural area is a varied environment with three broad land types:</p> <ul style="list-style-type: none"> Coastal Sand Country Inland Plains and River Terraces Hill Country <p>While each of the land types have their own character and qualities, there are common rural character and amenity values that are values across the rural environment. Horowhenua's rural character has a high degree of open space with vegetation predominating over built elements and includes the potential to create nuisance such as noise, odour and dust, there is occasionally large developments associated with primary production and self-serviced properties interspersed with remnant areas of indigenous forests and wetlands.</p> <p>Link: https://www.horowhenua.govt.nz/Council/Plans-Strategies/District-Plan/Operative-District-Plan-2015/Operative-Online-District-Plan-2015</p>				
Rule/ standard number	Matter	Metric	Intent of metric	Criteria
19.1	Additional provisions for rural purpose buildings (otherwise all other built form and location standards apply)	<p>Permitted Activity Standard</p> <p>No part of any other (non-residential) building shall exceed 15m</p> <p>Any building used for intensive farming shall comply with the following setbacks:</p> <p>300m from any residential dwelling unit, family unit or sensitive activity on site;</p> <p>50m from any site boundary</p> <p>600m from any Residential, Green Residential Open Space or Commercial Zone</p>	Ensure the amenity of adjacent zones and sensitive activities are maintained, particularly in terms of noise and odour.	19.8.1 Restricted Discretionary Assessment Criteria: (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular condition(s) that is not met, except where specifically identified in other rules below.
19.6.1	Residential activity and units number	<p>Permitted Activity Standard:</p> <p>Number of residential dwelling units and family flats</p> <p>a. One residential dwelling units and one family flat per site on sites up to 40ha</p> <p>b. Two residential dwelling units and one family flat per site on sites between 40ha to 100ha</p> <p>c. Three residential dwelling units and one family flat per site on sites 100ha and over</p>	Standards that regulate the density, ensuring the built environment and residential units do not dominate the spaciousness and adversely affect the overall character of the rural environment.	<p>25.2.3 Assessment Criteria for second residential dwelling units and family flats:</p> <p>(a) The ability to meet the bulk and location standards including building setbacks, separation distances, parking and manoeuvring.</p> <p>(b) The scale of the family flat building and the extent to which the family flat remains clearly secondary to the principal residential dwelling unit on site.</p> <p>(c) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.</p> <p>(d) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.</p> <p>(e) The extent to which the additional dwelling or family flat would be compatible with the rural character of the surrounding area.</p>
19.6.2	Building size - residential unit	<p>Permitted Activity Standard:</p> <p>a. A family flat shall have a maximum GFA of up to 70m² a covered 10m² verandah</p>	Built form and locational standards that maintain amenity levels, a sense of spaciousness and preserve vegetation between residential development. Reducing the overall dominance of the built environment on the surrounding area.	25.2.2 Assessment Criteria for buildings in the rural zone (a) The extent of any adverse effects on the environment from exceeding maximum height and in particular the effect of any increased building height on the visual character of the area and its compatibility with the scale of adjoining buildings.
19.6.3	Building size – residential unit	<p>Permitted Activity Standard:</p> <p>a. No part of a building for residential activity shall exceed a height of 10m</p>		
19.6.4	Building size- residential unit	<p>Permitted Activity Standard:</p> <p>Daylight setback envelope</p>		

		a. Where a site adjoins the residential zone, the daylight setback requirement for the residential zone shall apply as if all buildings on the site were part of the residential zone		
19.6.5	Building location residential unit –	<p>Permitted Activity Standard:</p> <p>Building setbacks from boundaries and separation distances</p> <p>a. All buildings shall comply with the following:</p> <p>i. 10m from any district road boundary</p> <p>ii. 15m from any State Highway boundary</p> <p>iii. 10m from any other site boundary;</p> <p>iv. 15m from any bank or stream edge</p> <p>v. 20m from the bed of any water body listed in Schedule 12 (Priority Water Bodies)</p> <p>b. All residential dwelling units, family flats and sensitive activities shall comply with the additional setbacks and separation distances:</p> <p>i. 300m from any building containing an existing intensive farming activity on any other site;</p> <p>ii. 150 metres from any piggery effluent storage and treatment facilities or human effluent storage and treatment facilities (excluding domestic wastewater systems) on any other site;</p> <p>iii. 20 metres from any other farm (e.g. dairy and poultry) effluent storage and treatment facilities on any other site.</p> <p>iv. 30 metres from the edge of an existing plantation forest under separate ownership.</p> <p>v. 200 metres from existing aggregate extraction activities on the Ohau River (area shown on the Planning Maps).</p> <p>vi. On a site of 5,000m² or less that adjoins a site of 20,000m² or more, 10 metres from the boundary between the 5,000m² site and the 20,000m² site</p>		<p>(b) The degree to which the building has an adverse effect on the rural character of the site and the surrounding area.</p> <p>(c) The design and appearance of the building and its compatibility with the surrounding environment in terms of design, height, and scale.</p> <p>(d) The need for two or more residential dwelling units on a site to provide for farm worker accommodation.</p> <p>(e) The extent to which encroachment of a building setback or separation distance to enable more efficient, practical and/or pleasant use of the remainder of the site.</p> <p>(f) The extent to which alternative practical locations or designs are available for the building.</p> <p>(g) Any adverse effects of the proximity or bulk of the building, in terms of visual dominance by buildings on the outlook from adjoining sites and buildings, which is out of character with the local environment.</p> <p>(h) Any adverse effects on adjoining sites of the proximity of the building, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to an extent which is inconsistent with the surrounding environment.</p> <p>(i) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of such matters as noise, smell, dust, glare or vibration.</p> <p>(j) The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings.</p> <p>(k) Whether development within the National Grid Corridor would have an adverse effect on the operation, maintenance, upgrading or development of the electricity transmission network.</p> <p>(l) The proposed methods for avoiding, remedying or mitigating reverse sensitivity effects on transport networks, including railway corridors from new or altered buildings accommodating new noise sensitive activities.</p>

District Plan: Horowhenua District Plan

Subdivision (Contained within the Rural Chapter)

Rule/standard number	Matter	Metric	Intent of metric	Criteria
19.7.1	Subdivision	<p>Controlled Activity Standard:</p> <p>No site size and shape design, landscaping, engineer, transport are included in documents, and design guidelines are referred to.</p> <p>From District Plan Subdivision chapter:</p>	N/A	<p>Matters of control:</p> <p>(i) The size, shape and location of any allotment including:</p> <ul style="list-style-type: none"> the avoidance of close density urban patterns of subdivision;

19.7.3	Subdivision	<p>“Development and subdivision design and construction shall comply with the requirements of NZS 4404:2010 Land Development and Subdivision Infrastructure and Council's Subdivision and Development Principles and Requirements (Version: July 2014). Council's Subdivision and Development Principles and Requirements (Version: July 2014) shall prevail where those provisions alter NZS 4404:2010 unless otherwise stated”</p> <p>Controlled Activity Standard: Conditions applying to Individual Rural Landscape Domains</p> <p>Coastal Environment: No lots (boundary adjustments) Minimum lot size – 5000m²</p> <p>Foxton Dunefields: Minimum lot size – 5000m² Minimum Parent lot size – 1 additional lot – 10ha 2 additional lots – 20ha</p> <p>Moutoa-Opiki Plains 1 additional lot - Minimum lot size: 5000m² Minimum balance lot size: 20ha Maximum lot size: 1ha</p> <p>1 or more additional lots - Minimum lot size: 20ha Minimum parent title size: 40ha Minimum road frontage: 100m Minimum shape factor: 100m diameter</p> <p>Tararua Terraces (non-versatile land) 1 Additional lot – Minimum lot size: 7000m² Minimum parent title size: 5ha</p> <p>Tararua Terraces (versatile land) 1 Additional lot (around existing dwelling) – Minimum lot size: 5000m² Maximum lot size: 1ha Minimum balance lot size: 15ha</p>	Standards that set out levels of development that are commensurate with the amenity and character of the landscape it is in, largely relating to the areas natural significance.	<ul style="list-style-type: none"> the maximisation and consolidation of usable areas of Highly Versatile soils for primary production; the provision of sufficient land for effluent disposal storage and treatment from existing and proposed systems; the ability to construct a future dwelling on any allotment to comply with Rule 19.6.5; the location of existing intensive farming activities; the protection of any natural habitat and any required buffer zone surrounding that habitat required to protect natural values; the relationship of the subdivision to existing or designated high voltage transmission lines; the degree to which a proposed Conservation Lot is likely to avoid, remedy or mitigate the adverse effects on any natural habitat that would be adversely affected by the subdivision. <p>Assessment Criteria if Conditions are not met (as well as the above): Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular condition(s) that is not met.</p>
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		1 or more additional lots Minimum lot size: 15ha Minimum parent title size: 30ha Minimum road frontage: 100m Minimum shape factor: 100m diameter Hill Country: No lots (boundary adjustments)		
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OPERATIVE UPPER HUTT CITY DISTRICT PLAN - RULE ASSESSMENT

District Plan: Upper Hutt City District Plan				
Operative Plan 2004 as at 16 March 2021				
Rural Zone				
<p>The Rural Zone covers the non-urban areas of the city that contain a range of relatively intensity to more extensive land holdings. The ongoing changes to the rural environment require a balanced approach to the rural areas within the City and have led to the formation of sub-zones:</p> <p>The Valley floor sub-zone is largely used for productive agricultural purposes, providing for rural-orientated uses.</p> <p>The Hill sub-zone comprises of the hill areas surrounding the valley floor and contained many open space areas that are largely undeveloped and valued for recreation, scenic, heritage, ecological, scientific and landscape values and has limited development potential.</p> <p>The Lifestyle sub-zone provides for low density rural-residential development and includes some existing residential areas that were established alongside the Rimutaka Railway.</p> <p>Link: https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/District-Plan/Operative-District-Plan-2004</p>				
Rule/ standard number	Matter	Metric	Intent of metric	Criteria
N/A	Additional provisions for rural purpose buildings (otherwise all other built form and location standards apply)	Rules relate to activity rather than provision of structure however buildings are permitted and have no GFA or coverage limit. However, Built form and locational standards below apply.	N/A	Assessment criteria below applies.
19.2	Residential Units (all zones)	Permitted Activity: One dwelling per site One family flat in conjunction with a dwelling	Regulate density and limit dominance of residential units on rural character and amenity.	Family flats that are non-compliant: Council will restrict its discretion to, and may impose conditions on: <ul style="list-style-type: none"> Land tenure. Location. Provision of and effects on utilities and/or services Landscaping Setbacks and coverage. Height and sunlight access. Standard, construction and layout of vehicular access. Effects on character and amenity Financial Contributions Matters for Consideration (Discretionary) <ul style="list-style-type: none"> Provision for effluent treatment, disposal and water supply The necessity for the number of dwellings proposed.
19.9	Building locations	Permitted Activity Standard: Setbacks: Rural Hill – all boundaries: 12m Rural Valley Floor – all boundaries :12m	Built form and locational standards that maintain suitable amenity levels while promoting development. They ensure	<ul style="list-style-type: none"> Whether the form, scale and character of the new buildings are compatible with those of the buildings in the immediate vicinity of the site.



		<p>Rural Lifestyle – front boundary: 8m</p> <p>Rural Lifestyle – all other boundaries: 3m</p> <p>Except for rural lots smaller than 1500m² then Residential Conservation Zone setbacks apply:</p> <p>Front boundary: 6m</p> <p>Side boundaries: 3m both sides</p>	that a sense of spaciousness and vegetation are not dominated by the built environment.	<ul style="list-style-type: none"> • Whether the building design, appearance, location and scale detrimentally affects the character of the surrounding area. • Whether a better standard of development can be achieved by varying the design, location or size of the buildings. • The arrangement of buildings, car parks and vehicle movements on site. • Whether the topography of the site has been taken into account. • Whether the proposed activity will have more than minor effect on the amenity values of the area in which it is to be located. • Whether the building will adversely interfere with sunlight access or create adverse shading on surrounding sites. • Whether the topography of the site or the location of any built features on the site or other requirements, such as easements, impose constraints that make compliance impracticable.
19.10 19.11	Building height	<p>Permitted Activity Standard:</p> <p>Building height:</p> <p>Maximum height of any building shall not exceed 8m.</p>		
19.11	Building height	<p>Permitted Activity Standard:</p> <p>Sunlight Access:</p> <p>Height control planes apply to all buildings adjacent to a residential zone, and on site smaller than 1500 m² in a Rural Zone.</p>		
19.5	Subdivision size	<p>Controlled Activity Standard:</p> <p>Rural Lifestyle</p> <p>Minimum net site area: 1ha</p> <p>Shape factor: 50m</p> <p>Rural Valley floor</p> <p>Minimum net site area: 4ha</p> <p>Shape factor: N/A</p> <p>Rural Hill</p> <p>Minimum net site area: 20ha</p> <p>Shape factor: N/A</p>	Maintain a suitable level of spaciousness and vegetation that is commensurate to the amenity within which it is located.	<p>Matters for Consideration (Discretionary)</p> <ul style="list-style-type: none"> • Whether the proposed allotments are capable of accommodating a range of activities in compliance with zone standards. • Whether the subdivision compromises future subdivision potential of the land. • The cumulative effect on existing infrastructure as a result of the proposed subdivision. • The extent of compliance with Council's Code of Practice for Civil Engineering Works. • Where located within the Mangaroa Flood Hazard Extent...

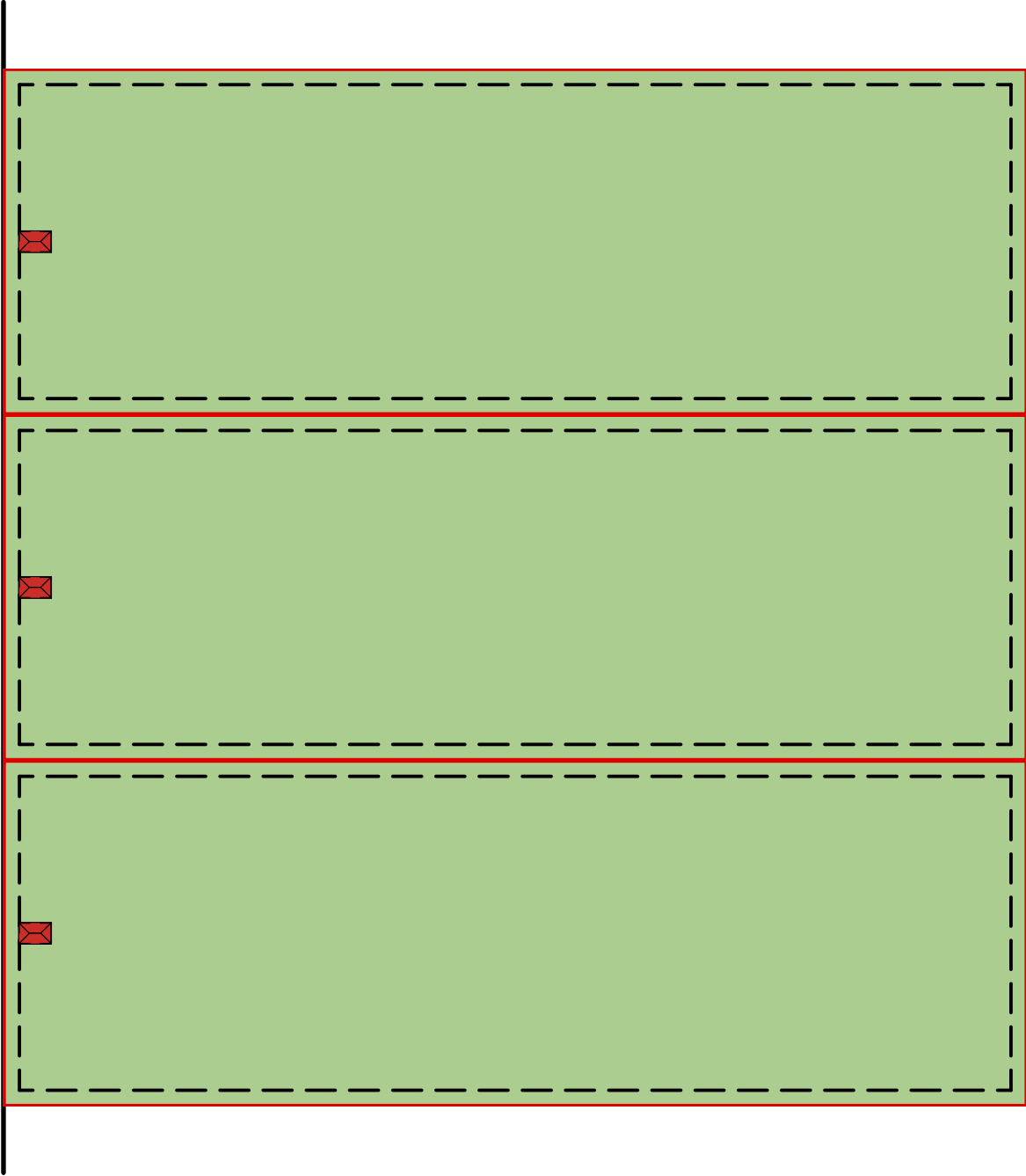
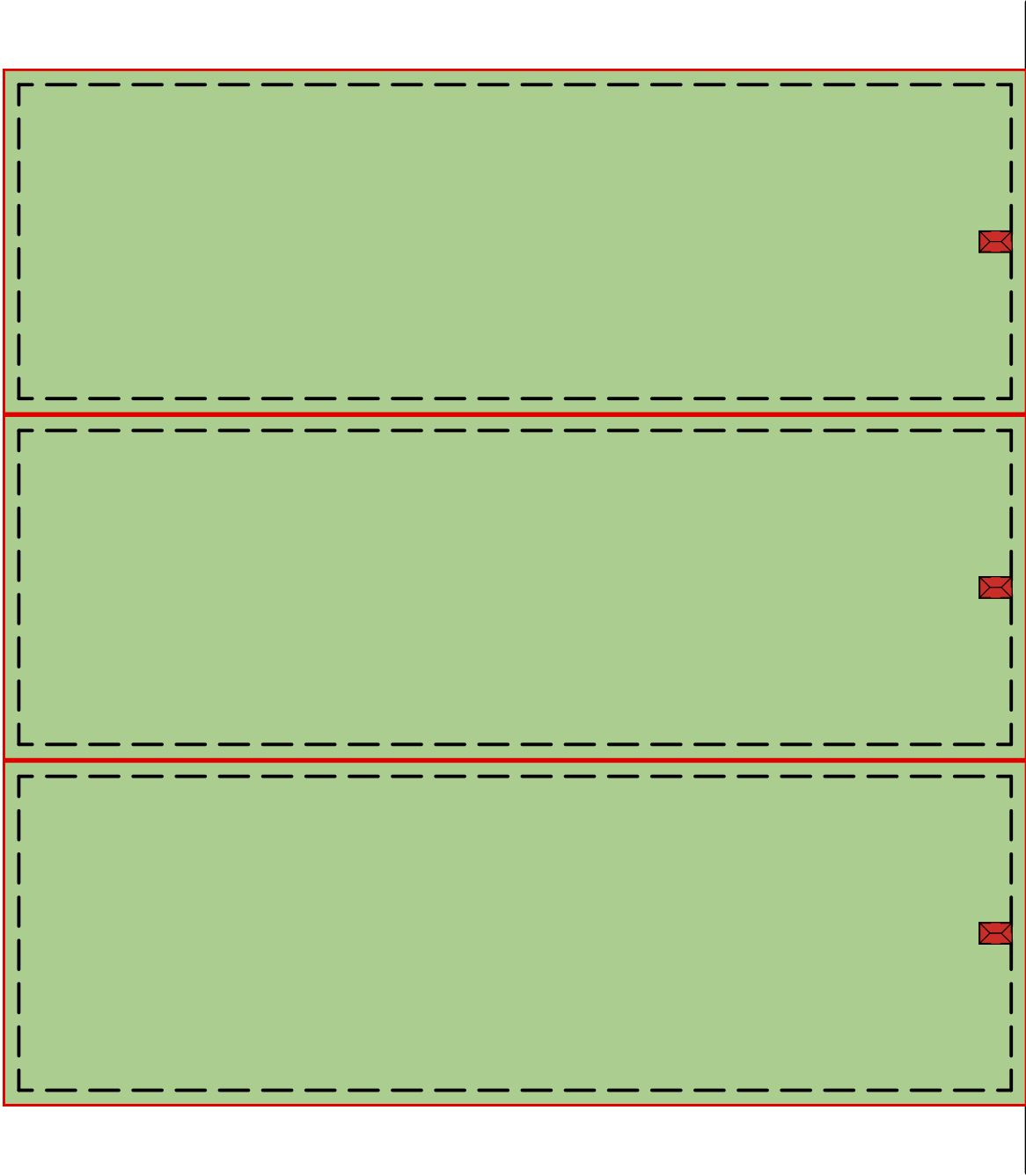


Appendix B:

Metrics Modelling

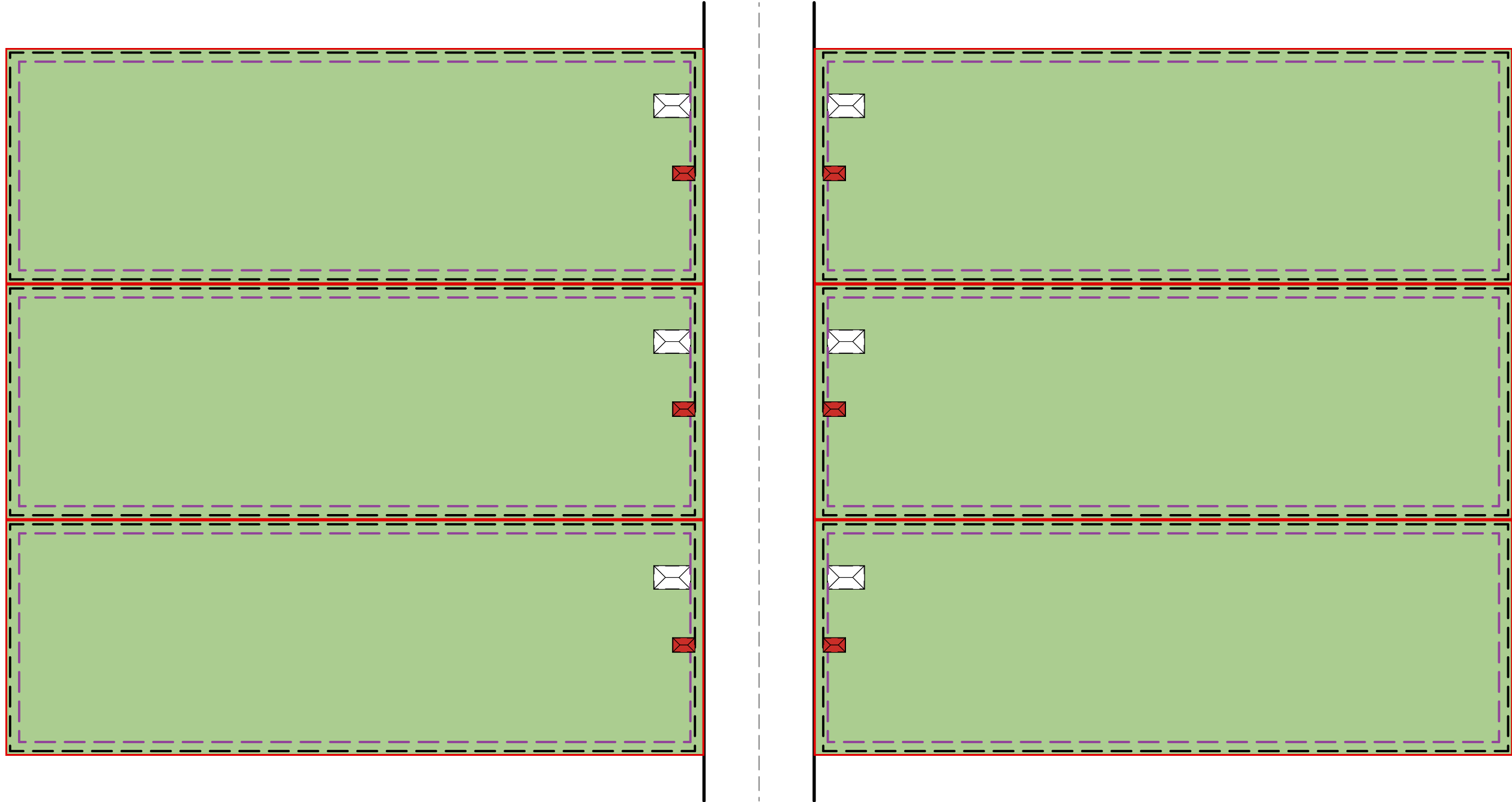
GENERAL RURAL ZONE: EXISTING METRICS

- Site Extents
- Minimum Permitted Lot Size: 20 ha
- - Minimum Boundary Setbacks: 12m from all boundaries
- Residential Dwelling: 350m²



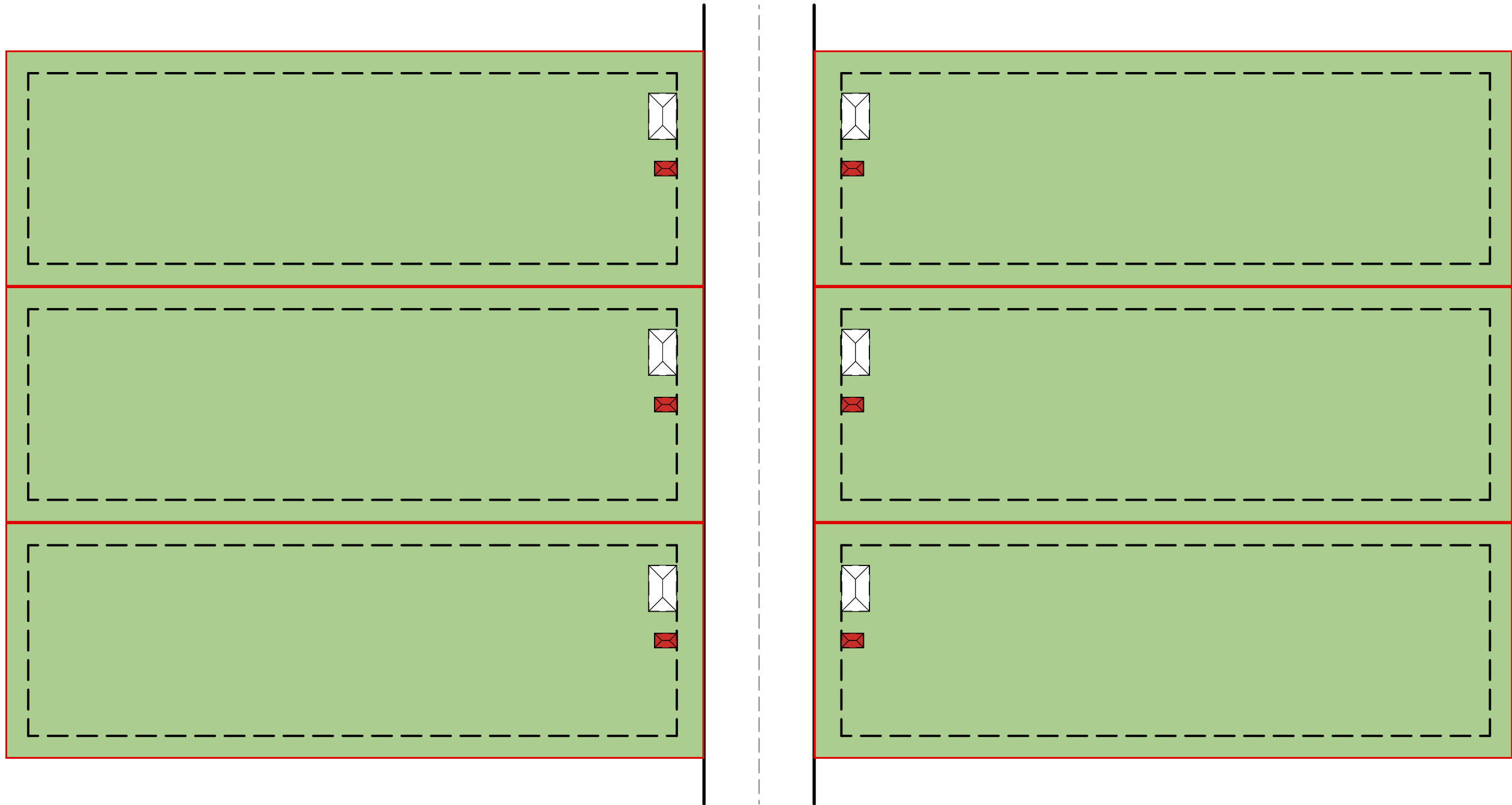
GENERAL RURAL ZONE: PRELIMINARY PLACE HOLDER METRICS (FROM COUNCIL)

- Site Extents
- Minimum Permitted Lot Size: 20 ha
- - Minimum Boundary Setbacks: 10m from front, 5m from side and rear boundaries
- - Minimum Boundary Setbacks Non Residential: 15m from all boundaries
- Residential Dwelling: 350m² + 150m²
- Non Residential Building: 1,000m²



GENERAL RURAL ZONE: METRICS TAKEN FROM RURAL FOCUS GROUP FEEDBACK (16TH MARCH 2021)

- Site Extents
- Minimum Permitted Lot Size: 20 ha
- - Minimum Boundary Setbacks: 30m from front, 25m from side and rear boundaries
- Maximum Site Coverage (Non Residential Buildings): 1,500m²
- Residential Dwelling: 350m²



GENERAL RURAL ZONE: EXISTING METRICS

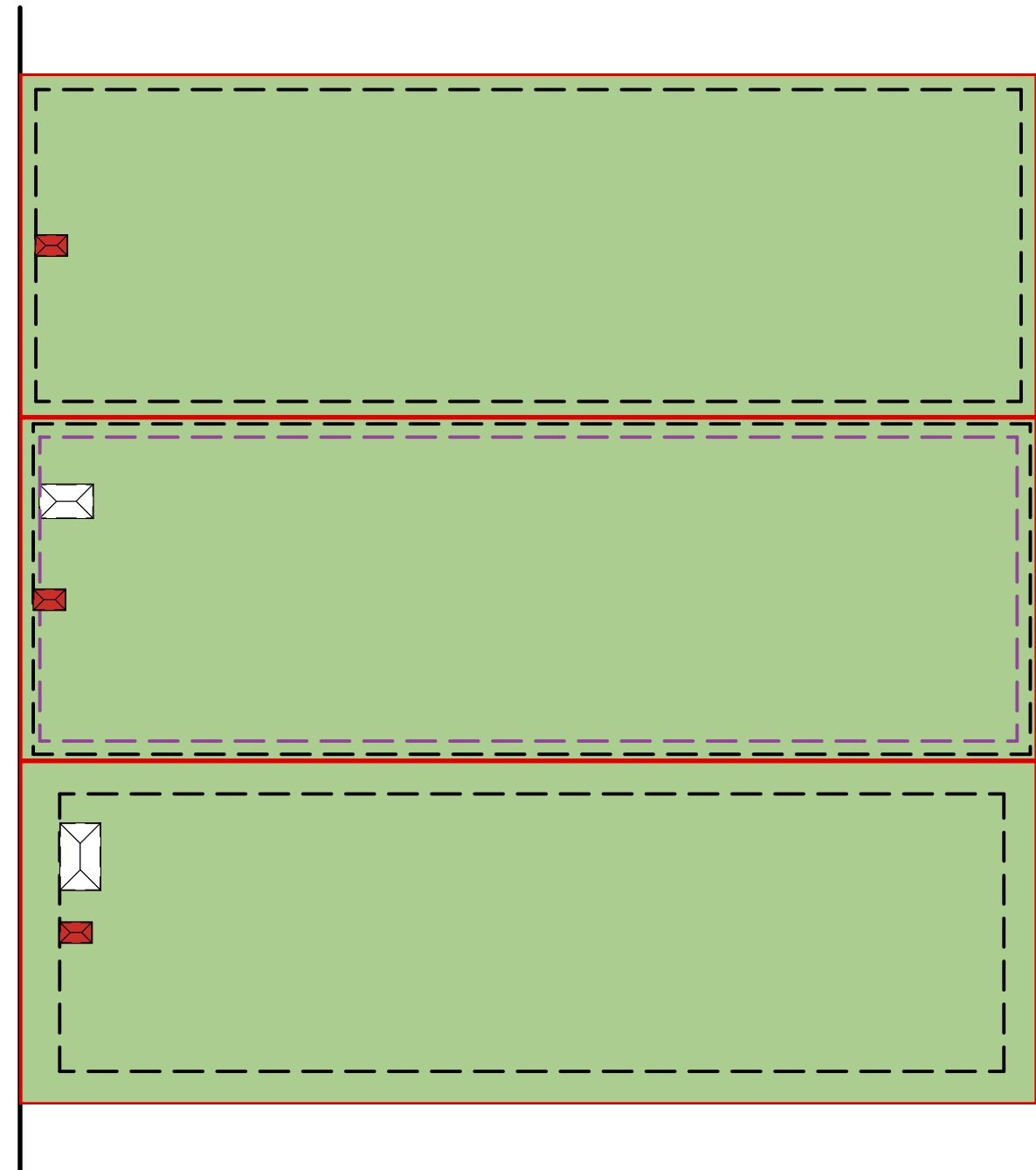
- Site Extents
- Minimum Permitted Lot Size: 20 ha
- - Minimum Boundary Setbacks: 12m from all boundaries
- Residential Dwelling: 350m²

GENERAL RURAL ZONE: PRELIMINARY PLACE HOLDER METRICS (FROM COUNCIL)

- Site Extents
- Minimum Permitted Lot Size: 20 ha
- - Minimum Boundary Setbacks: 10m from front, 5m from side and rear boundaries
- - Minimum Boundary Setbacks Non Residential: 15m from all boundaries
- Residential Dwelling: 350m² + 150m²
- Non Residential Building: 1,000m²

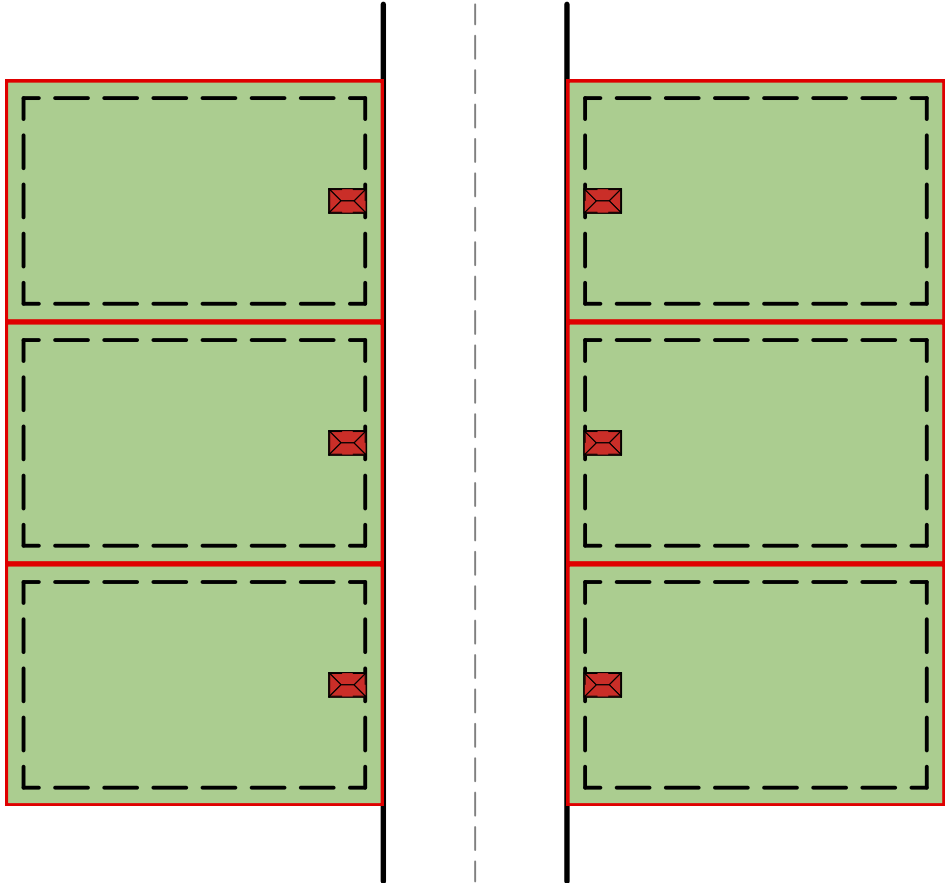
GENERAL RURAL ZONE: FOCUS GROUP

- Site Extents
- Minimum Permitted Lot Size: 20 ha
- - Minimum Boundary Setbacks: 30m from front, 25m from side and rear boundaries
- Maximum Site Coverage (Non Residential Buildings): 1,500m²
- Residential Dwelling: 350m²



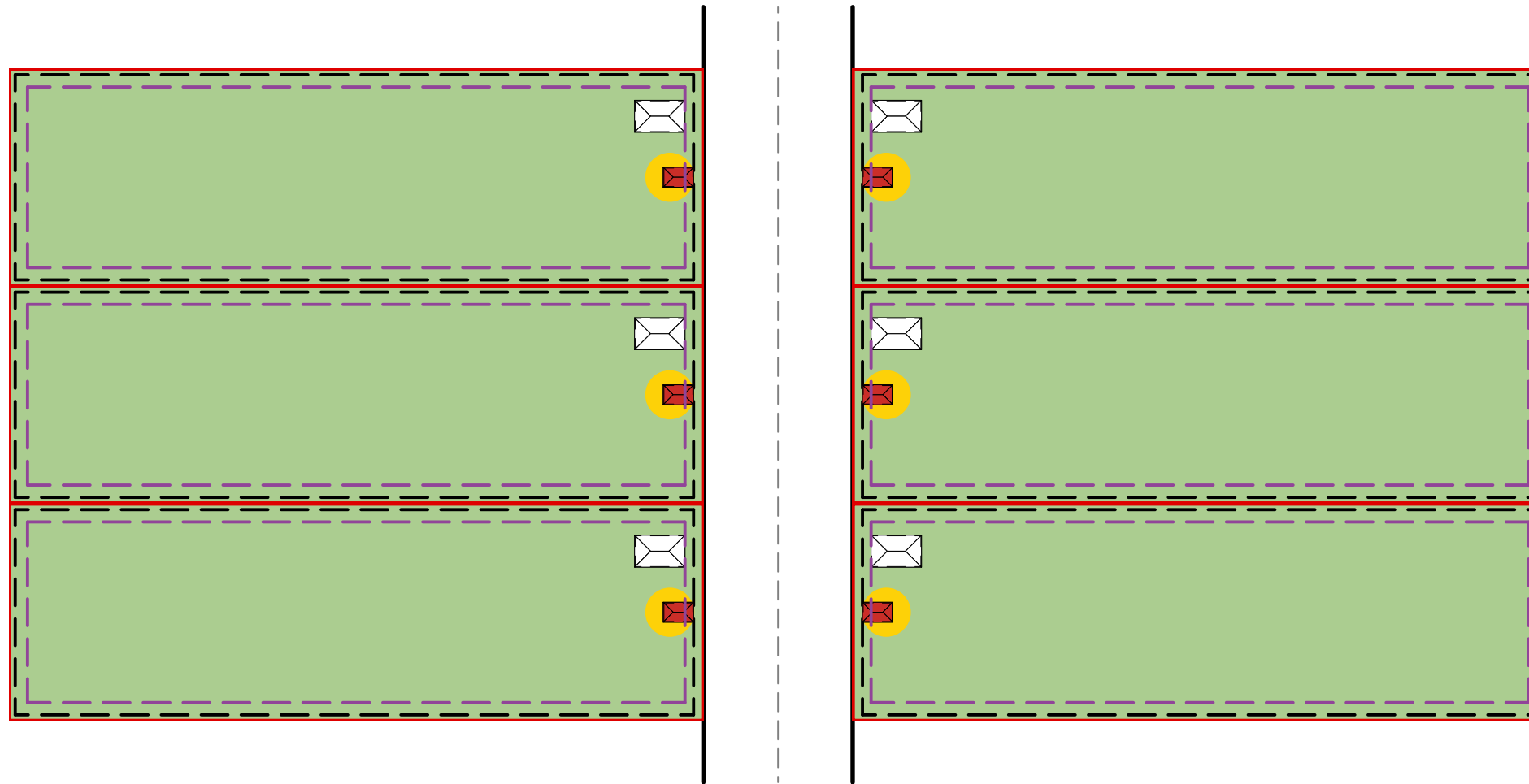
RURAL PRODUCTION: EXISTING METRICS

- Site Extents
- Minimum Permitted Lot Size: 4 ha
- - Minimum Boundary Setbacks: 12m from all boundaries
- Residential Dwelling: 350m²



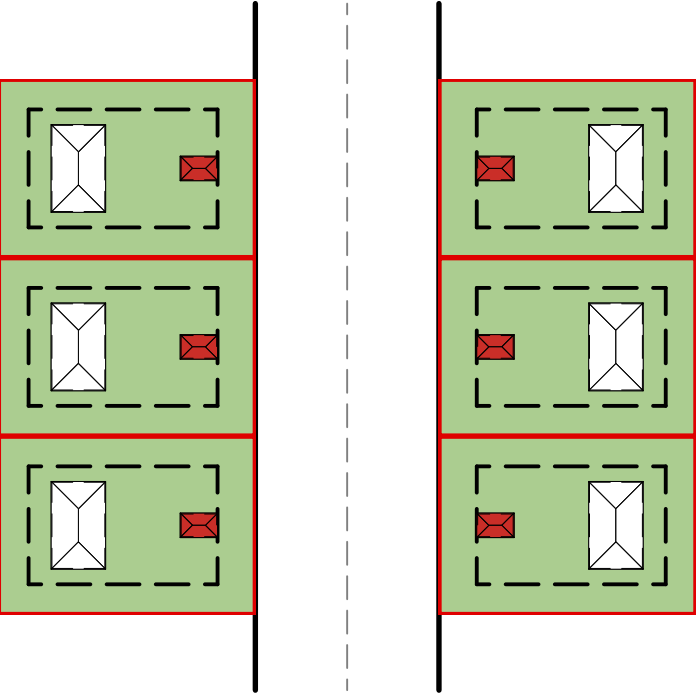
RURAL PRODUCTION: PRELIMINARY PLACE HOLDER METRICS (FROM COUNCIL)

- Site Extents
- Minimum Permitted Lot Size: 10 ha
- - Minimum Boundary Setbacks: 8m from front, 5m from side and rear boundaries
- - Minimum Boundary Setbacks Non Residential: 15m from all boundaries
- Residential Dwelling: 350m² + 150m²
- Non Residential Building: 1,000m²
- Shape Factor: 40m diameter



RURAL PRODUCTION: METRICS TAKEN FROM RURAL FOCUS GROUP FEEDBACK (16TH MARCH 2021)

- Site Extents
- Minimum Permitted Lot Size: 2 ha
- Minimum Boundary Setbacks: 25m from front, 20m from side and rear boundaries
- Maximum Site Coverage (Non Residential Buildings): 2,000m²
- Residential Dwelling: 350m²



RURAL PRODUCTION: EXISTING METRICS

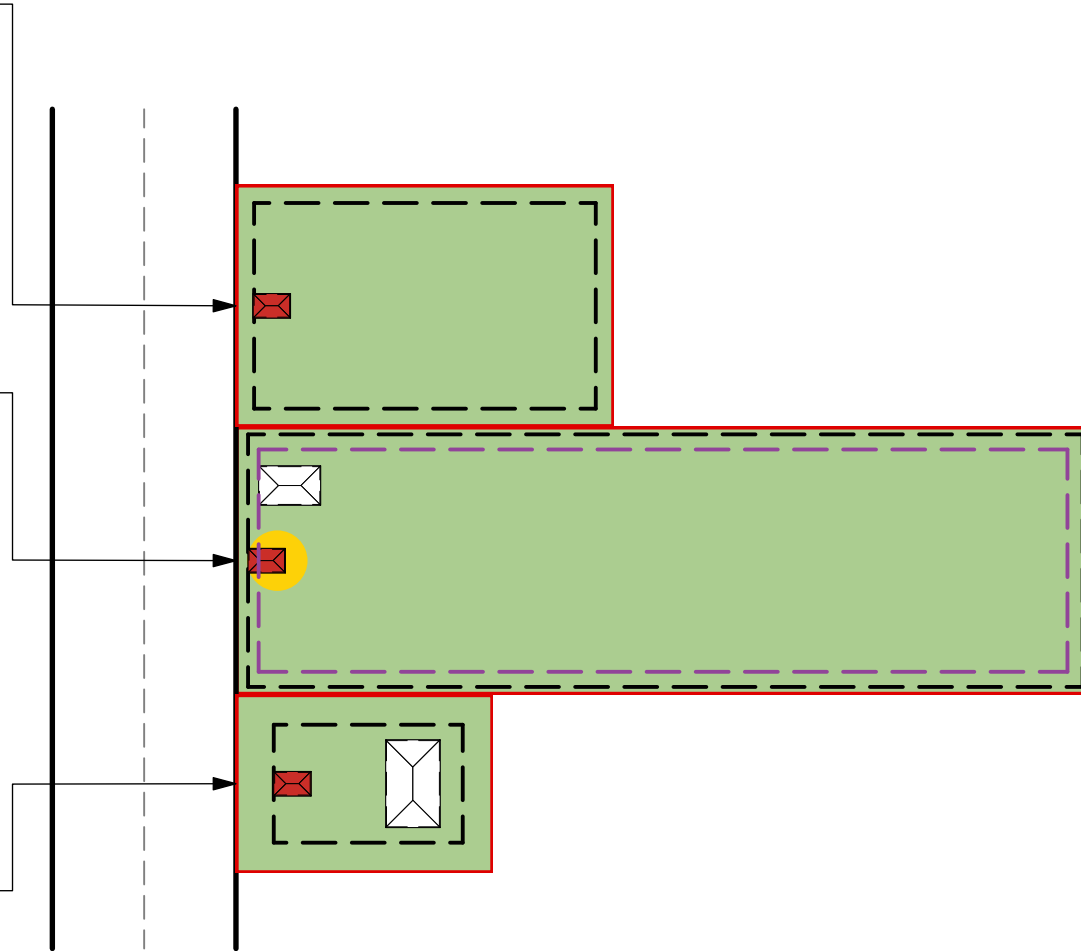
- Site Extents
- Minimum Permitted Lot Size: 4 ha
- - Minimum Boundary Setbacks: 12m from all boundaries
- Residential Dwelling: 350m²

RURAL PRODUCTION: PRELIMINARY PLACE HOLDER METRICS (FROM COUNCIL)

- Site Extents
- Minimum Permitted Lot Size: 10 ha
- - Minimum Boundary Setbacks: 8m from front, 5m from side and rear boundaries
- - Minimum Boundary Setbacks Non Residential: 15m from all boundaries
- Residential Dwelling: 350m² + 150m²
- Non Residential Building: 1,000m²
- Shape Factor: 40m diameter

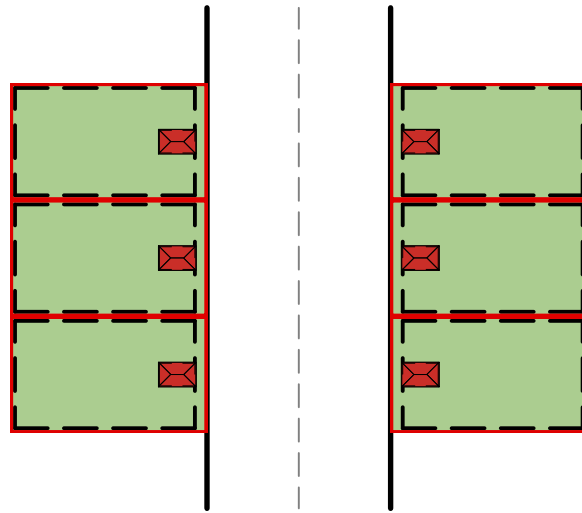
RURAL PRODUCTION: FOCUS GROUP

- Site Extents
- Minimum Permitted Lot Size: 2 ha
- - Minimum Boundary Setbacks: 25m from front, 20m from side and rear boundaries
- Maximum Site Coverage (Non Residential Buildings): 2,000m²
- Residential Dwelling: 350m²



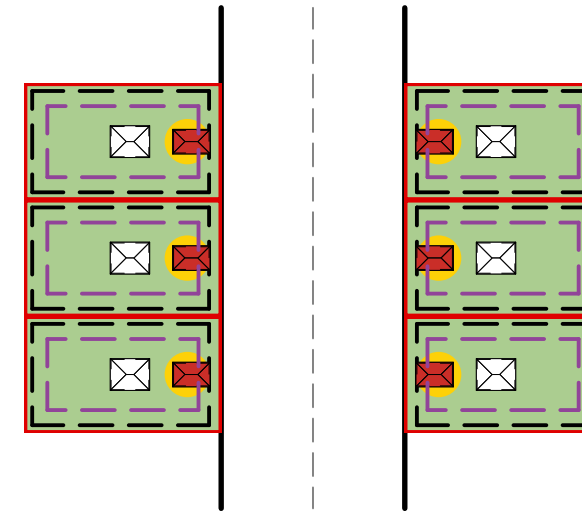
RURAL LIFESTYLE ZONE: EXISTING METRICS

- Site Extents
- Minimum Permitted Lot Size: 1 ha
- - - Minimum Boundary Setbacks: 8m from front, 3m from side and rear boundaries
- Residential Dwelling: 350m²



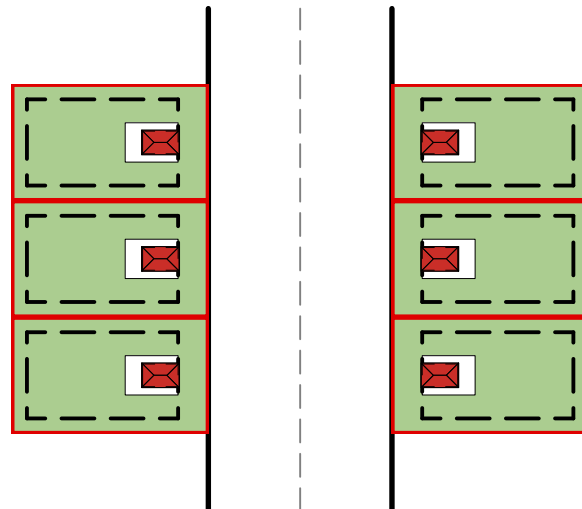
RURAL LIFESTYLE ZONE: PRELIMINARY PLACE HOLDER METRICS (FROM COUNCIL)

- Site Extents
- Minimum Permitted Lot Size: 1 ha
- - - Minimum Boundary Setbacks: 8m from front, 5m from side and rear boundaries
- - - Minimum Boundary Setbacks Non Residential: 15m from all boundaries
- Residential Dwelling: 350m² + 55m²
- Non Residential Building: 500m²
- Shape Factor: 30m diameter



**RURAL LIFESTYLE ZONE: METRICS TAKEN FROM RURAL FOCUS GROUP FEEDBACK
(16TH MARCH 2021)**

- Site Extents
- Minimum Permitted Lot Size: 1 ha
- - Minimum Boundary Setbacks: 20m from front, 10m from side and rear boundaries
- Maximum Site Coverage (Non Residential Buildings): 900m²
- Residential Dwelling: 350m²



RURAL LIFESTYLE ZONE: EXISTING METRICS

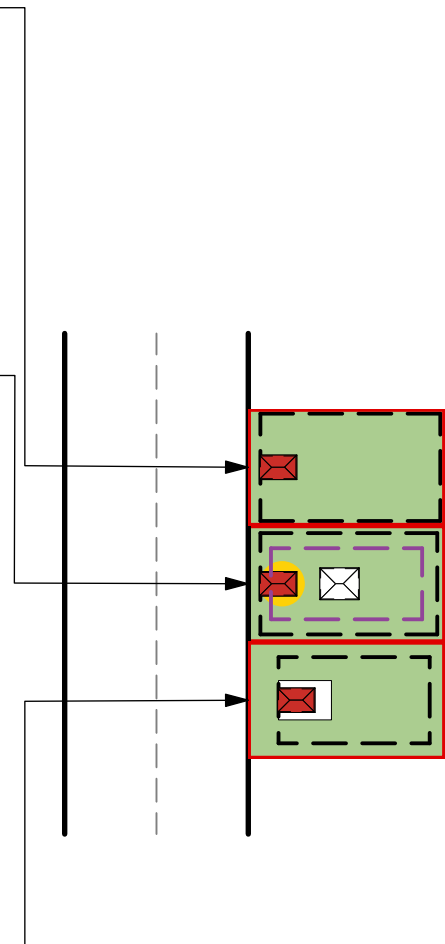
- Site Extents
- Minimum Permitted Lot Size: 1 ha
- - Minimum Boundary Setbacks: 8m from front, 3m from side and rear boundaries
- Residential Dwelling: 350m²

**RURAL LIFESTYLE ZONE: PRELIMINARY PLACE HOLDER METRICS
(FROM COUNCIL)**

- Site Extents
- Minimum Permitted Lot Size: 1 ha
- - Minimum Boundary Setbacks: 8m from front, 5m from side and rear boundaries
- - Minimum Boundary Setbacks Non Residential: 15m from all boundaries
- Residential Dwelling: 350m² + 55m²
- Non Residential Building: 500m²
- Shape Factor: 30m diameter

RURAL LIFESTYLE ZONE: FOCUS GROUP

- Site Extents
- Minimum Permitted Lot Size: 1 ha
- - Minimum Boundary Setbacks: 20m from front, 10m from side and rear boundaries
- Maximum Site Coverage (Non Residential Buildings): 900m²
- Residential Dwelling: 350m²



RURAL LIFESTYLE ZONE: EXISTING METRICS

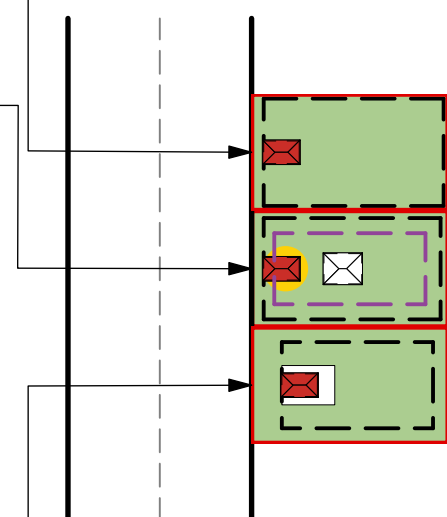
- Site Extents
- Minimum Permitted Lot Size: 1 ha
- - Minimum Boundary Setbacks: 8m from front, 3m from side and rear boundaries
- Residential Dwelling: 350m²

RURAL LIFESTYLE ZONE: PRELIMINARY PLACE HOLDER METRICS (FROM COUNCIL)

- Site Extents
- Minimum Permitted Lot Size: 1 ha
- - Minimum Boundary Setbacks: 8m from front, 5m from side and rear boundaries
- - Minimum Boundary Setbacks Non Residential: 15m from all boundaries
- Maximum Site Coverage (Non Residential Buildings): 500m²
- Residential Dwelling: 350m² + 55m²
- Non Residential Building: 500m²
- Shape Factor: 30m diameter

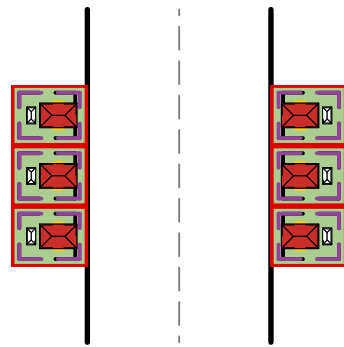
RURAL LIFESTYLE ZONE: FOCUS GROUP

- Site Extents
- Minimum Permitted Lot Size: 1 ha
- - Minimum Boundary Setbacks: 20m from front, 10m from side and rear boundaries
- Maximum Site Coverage (Non Residential Buildings): 900m²
- Residential Dwelling: 350m²



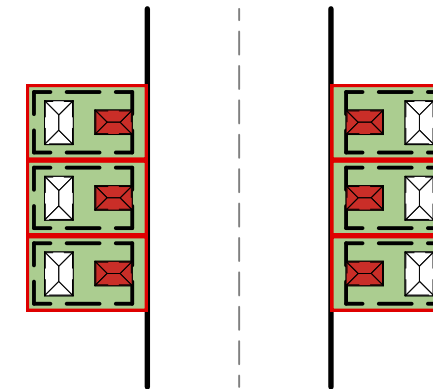
RURAL SETTLEMENT ZONE: PRELIMINARY PLACE HOLDER METRICS (FROM COUNCIL)

- Site Extents
- Minimum Permitted Lot Size: 2,000m²
- — Minimum Boundary Setbacks: 8m from front, 5m from side and rear boundaries
- — Minimum Boundary Setbacks Non Residential: 5m from all boundaries
- Maximum Site Coverage (Non Residential Buildings): 300m²
- Residential Dwelling: 350m²
- Other Building (Either Residential or Non-Residential): 55m²
- Shape Factor: 20m diameter



RURAL SETTLEMENT ZONE: METRICS TAKEN FROM RURAL FOCUS GROUP FEEDBACK (16TH MARCH 2021)

- Site Extents
- Minimum Permitted Lot Size: 0.4 ha
- — Minimum Boundary Setbacks: 10m from front, 5m from side and rear boundaries
- Maximum Site Coverage (Non Residential Buildings): 500m²
- Residential Dwelling: 350m²

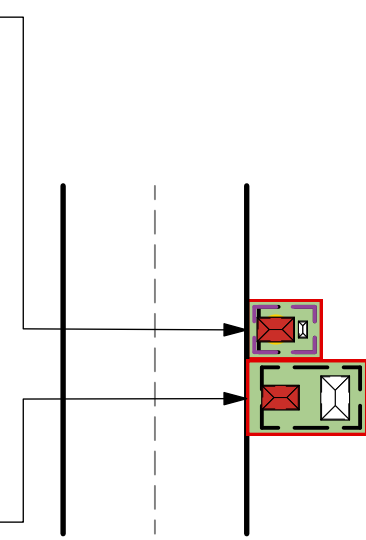


RURAL SETTLEMENT ZONE: PRELIMINARY PLACE HOLDER METRICS (FROM COUNCIL)

- Site Extents
- Minimum Permitted Lot Size: 2,000m²
- Minimum Boundary Setbacks: 8m from front, 5m from side and rear boundaries
- Minimum Boundary Setbacks Non Residential: 5m from all boundaries
- Maximum Site Coverage (Non Residential Buildings): 300m²
- Residential Dwelling: 350m²
- Other Building (Either Residential or Non-Residential): 55m²
- Shape Factor: 20m diameter

RURAL SETTLEMENT ZONE: FOCUS GROUP

- Site Extents
- Minimum Permitted Lot Size: 0.4 ha
- Minimum Boundary Setbacks: 10m from front, 5m from side and rear boundaries
- Maximum Site Coverage (Non Residential Buildings): 500m²
- Residential Dwelling: 350m²



Reference list	
Source	Link
Kāpiti Coast District Council Proposed District Plan Appeals Version 2018	https://eplan.kapiticoast.govt.nz/eplan/
Horowhenua District Council Operative District Plan 2015	https://www.horowhenua.govt.nz/Council/Plans-Strategies/District-Plan/Operative-District-Plan-2015
MfE (November 2019) National Planning Standards	https://www.mfe.govt.nz/sites/default/files/media/RMA/national-planning-standards-november-2019.pdf
MfE (November 2019) Minor changes to the national planning standards	https://www.mfe.govt.nz/sites/default/files/media/RMA/Minor%20changes%20to%20national%20planning%20standards.pdf
Porirua City Council Proposed District plan 2020	https://eplan.porirua.govt.nz/districtplan/default.html#Rules/0/0/0/0/0
Upper Hutt City Council Operative District Plan 2004	https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/District-Plan/Operative-District-Plan-2004

