



Te Kaunihera o
Te Awa Kairangi ki Uta
Upper Hutt City Council

PROPOSED PROVISIONS

Plan Change 50— Rural Review

OCTOBER 2023



Contents

Definitions	1
Transport and parking	27
Background	27
Resource management issues	27
Objectives	27
Policies	28
Rules	29
SUB-RUR Subdivision in rural zones	42
Objectives	43
Policies	44
Rules	46
Earthworks	55
Objectives	56
Policies	57
Rules	58
Noise	66
Background	66
Resource management issues	66
Objective	66
Rules	67
GRUZ – General rural zone	73
Background	73
Objectives	75
Policies	75
Rules	79
RPROZ – Rural production zone	92
Background	92
Objectives	94
Policies	95
Rules	98
RLZ – Rural lifestyle zone	108
Background	108
Objectives	110
Policies	111
Rules	114
SETZ – Settlement zone	124
Background	124
Objectives	125
Policies	125
Rules	127
Appendix 3 – Berketts Farm Precinct Structure plan	133

Attachment 2: Proposed PC 50 Provisions

Green highlight for additions and red highlight for deletions

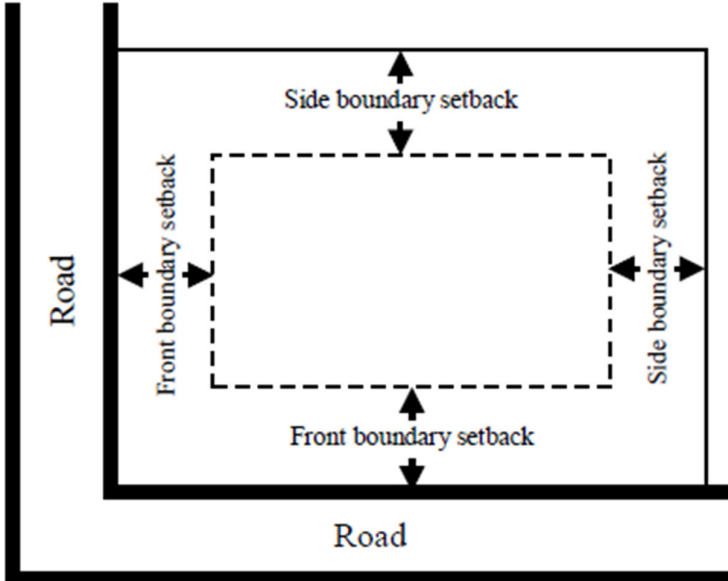
3.1 Definitions

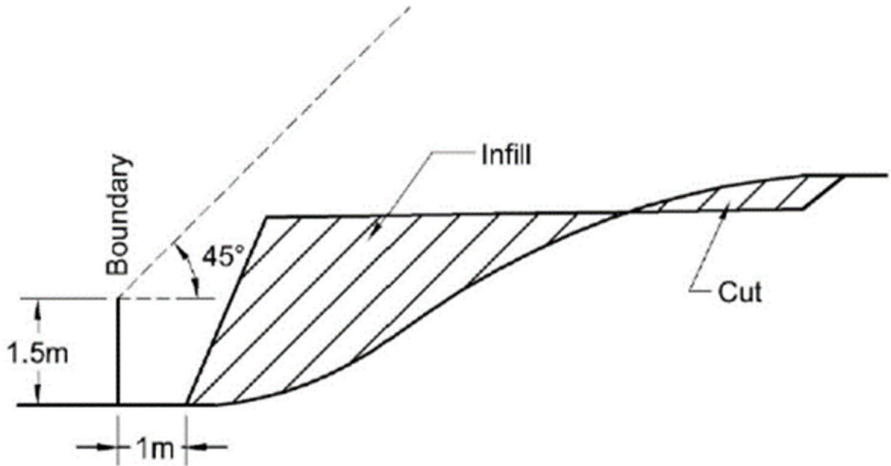
Term	Definition
the Act	the Resource Management Act 1991 including any amendments thereto.
Abrasive blasting NPS	means the cleaning, smoothing, roughening, cutting or removal of part of the surface of any article by the use, as an abrasive, of a jet of sand, metal, shot or grit or other material propelled by a blast of compressed air or steam or water or by a wheel.
Access allotment	any separate allotment , owned in common undivided shares, and used primarily for access to one or more allotments that have no legal frontage.
Accessory building NPS	means a detached building, the use of which is accessory ancillary to the main use of any building, buildings or activity that is or could be lawfully established on the same site. On residential sites, this includes garages, carports, workshops, garden sheds, swimming pools, spa pools and glasshouses that are not used for commercial purposes other than home business. It also includes walls, fences and retaining walls defined as buildings. For the purposes of the Southern Hills Overlay Area, accessory buildings do but does not include any building in the General Residential Zone or Residential Hill Precinct which exceeds 36m² in floor area and/or 3 metres in height minor residential unit. (See definition of "building")
Active recreation	recreation activities that are active in nature. It includes motorised activities and gun clubs which have an intermittent noise component but excludes all temporary events , such as organised competitive sporting events.
Activity	the use of a site including the construction, operation, maintenance, minor upgrading , replacement and refurbishment of buildings, structures , plant and equipment.
Allotment NPS	has the same meaning as in section 218 of the RMA (as set out in the box below) <ol style="list-style-type: none"> 1. In this Act, the term allotment means— <ol style="list-style-type: none"> a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— <ol style="list-style-type: none"> i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— <ol style="list-style-type: none"> i. on a survey plan; or ii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 2017. 2. For the purposes of subsection (2), an allotment that is— <ol style="list-style-type: none"> a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent

	<p>granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</p> <p>3. For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</p>
Alteration or addition	in relation to Historic Heritage - means any work on a significant heritage feature which involves the addition, alteration or removal and replacement of walls, windows, ceilings, floors or roofs, either internally or externally.
Amenity values NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.</p>
Ancillary activity NPS	means an activity that supports and is subsidiary to a primary activity .
Anemometer	<p>means a mast and supporting sensors for the purpose of wind resource measurement. This includes guy wires and various meteorological instruments to be erected at varying heights, including:</p> <ol style="list-style-type: none"> 1. Anemometers to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear; 2. wind vanes to measure wind direction; and other meteorological instruments to measure temperature, air pressure, humidity and rainfall.
Animal boarding	<u>means a commercial activity carried out on land or within buildings where board, daycare and lodging, breeding or training is provided or intended to be provided for dogs, cats, birds, or other domestic pets. This does not include dog kennels ancillary to farming activities or residential activities.</u>
Antenna	<p>means antenna as defined in the Resource Management (National Environmental Standard for Telecommunications Facilities) Regulations 2008. An antenna does not include:</p> <ol style="list-style-type: none"> 1. Devices used in amateur radio configurations 2. Devices used only for television reception; and 3. Any other device not otherwise defined above that is less than 1.5m² in area <p>Advice note: The mountings of any antenna and any radiofrequency equipment or similar device shall not be included in the measurement of area of diameter of each antenna, provided that the radiofrequency unit or similar device is smaller in area or diameter than the antenna itself. Any antenna only need meet the area or diameter measurement, as appropriate to the type of antenna and the measurement is of each individual antenna and is not a cumulative measurement.</p>
Aquifer NPS	means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water .
Bed NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <ol style="list-style-type: none"> 1. in relation to any river— <ol style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks; ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and 2. in relation to any lake, except a lake controlled by artificial means,— <ol style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin; ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and 3. in relation to any lake controlled by artificial means, the space of land which the

	<p>waters of the lake cover at its maximum permitted operating level; and</p> <p>4. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</p>
<p>Best practicable option NPS</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to—</p> <ol style="list-style-type: none"> 1. the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and 2. the financial implications, and the effects on the environment, of that option when compared with other options; and 3. the current state of technical knowledge and the likelihood that the option can be successfully applied.
<p>Biodiversity offset</p>	<p>means a measurable positive environmental outcome resulting from actions designed to redress the residual adverse effects on biodiversity arising from activities after appropriate avoidance, minimisation, and remediation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain, of indigenous biodiversity values.</p>
<p>Bore NPS</p>	<p>means any hole drilled or constructed in the ground that is used to:</p> <ol style="list-style-type: none"> 1. investigate or monitor conditions below the ground surface; or 2. abstract gaseous or liquid substances from the ground; or 3. discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits.
<p>Boundary</p>	<p>the legal boundary of a site, unless otherwise specified.</p>
<p>Boundary adjustment NPS</p>	<p>means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.</p>
<p>Building NPS</p>	<p>means a temporary or permanent movable or immovable physical construction that is:</p> <ul style="list-style-type: none"> • partially or fully roofed; and • is fixed or located on or in land; <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>
<p>Building coverage NPS</p>	<p>means the percentage of the net site area covered by the building footprint.</p>
<p>Building footprint NPS</p>	<p>means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</p>
<p>Building improvement centres</p>	<p>are premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration, improvement and renovation of buildings and includes building supply, electrical supply and plumbing supply centres, building recyclers and home and building display centres.</p>
<p>Cabinet</p>	<p>means a box-shaped structure which houses radio and telecommunication equipment, electrical equipment, equipment associated with the continued operation of network utilities and includes single transformers and associated switching gear distributing electricity at a voltage up to, and including, 110KV.</p>
<p>Cleanfill area NPS</p>	<p>means an area used exclusively for the disposal of cleanfill material.</p>
<p>Cleanfill material NPS</p>	<p>means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of:</p> <ul style="list-style-type: none"> • combustible, putrescible, degradable or leachable components; • hazardous substances and materials;

	<ul style="list-style-type: none"> • products and materials derived from hazardous waste treatment, stabilisation or disposal practices; • medical and veterinary wastes, asbestos, and radioactive substances; • contaminated soil and other contaminated materials; and • liquid wastes.
Code of Practice for Civil Engineering Works	a document prepared by the Council which sets out performance criteria, standards and procedures for engineering works within Upper Hutt. Read the document: https://www.upperhuttcity.com/Your-Council/Plans-policies-bylaws-and-reports/Code-of-Practice-for-Civil-Engineering-Works
Commercial activity NPS	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
Community care housing	special care housing used for the rehabilitation or care of any group of persons.
Community corrections activity NPS	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
Community facility NPS	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility .
Community scale renewable energy generation	means renewable electricity generation for the purpose of supplying electricity to a whole community which is not connected to the distribution network ('off grid'); or to supplying an immediate neighbourhood in an urban area with some export back into the distribution network .
Comprehensive residential development	a residential development of at least three residential units , on a site within the Residential Centres Precinct , at a density greater than the minimum net site area requirement for the General Residential Zone. Note: A Comprehensive Residential Development may include an existing residential unit .
<u>Conference facilities</u>	<u>means the use of land and buildings for the purposes of holding organised conferences, seminars, courses and meetings or as a venue that is hired for weddings or other private functions.</u>
Conservation	the maintenance or enhancement of environmental and historic heritage values.
Construction and Commissioning activities	in respect of renewable electricity generation activities includes those activities directly involved with the building and operation of a new renewable electricity generation activity . This includes site preparation, earthworks , quarrying, concrete batching, plant construction, road construction and widening, traffic generation, reservoir formation, clearance or inundation of vegetation, but specifically excludes investigative activities such as geological sampling, surveys and geotechnical investigations. Activities associated with "construction and commissioning" includes rapid and temporary population increases and the associated effects on infrastructure and community facilities ; the need to reroute or relocate network utilities and community facilities ; the need to construct new infrastructure including the system of electricity conveyance transmission (including substations) required to convey electricity to the distribution network and/or the national grid as provided for in the definition of ' renewable electricity generation activity '.
Contaminant NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) includes any substance (including gases, odorous compounds, liquids, solids, and microorganisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—

	<ul style="list-style-type: none"> when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.
Contaminated land NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means land that has a hazardous substance in or on it that—</p> <ul style="list-style-type: none"> has significant adverse effects on the environment; or is reasonably likely to have significant adverse effects on the environment.
Corner allotment	<p>any site adjoining two or more contiguous roads with two or more contiguous frontages that each comply with the relevant subdivision standard (for the minimum frontage) of a corner allotment in the relevant zone, but excludes any rear allotment.</p>  <p>The diagram illustrates a 'Corner lot' situated at the intersection of two roads. The lot is represented by a solid black L-shaped boundary. A dashed rectangle is drawn inside the lot, representing a building footprint. Four arrows point from the dashed rectangle to the lot boundaries, labeled 'Front boundary setback', 'Side boundary setback', 'Side boundary setback', and 'Front boundary setback'. The roads are labeled 'Road' on the left and bottom sides of the lot.</p> <p style="text-align: center;">Corner lot</p>
Council	<p>the Upper Hutt City Council or any committee, subcommittee or person to whom the Council's powers, duties and discretions have been lawfully delegated.</p>
Cultivation NPS	<p>means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.</p>
Discharge NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes emit, deposit, and allow to escape.</p>
Distribution network	<p>for the purpose of the Renewable Energy Chapter (REG), has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a distributor's lines and associated equipment used for the conveyance of electricity on lines other than lines that are part of the national grid.</p>
Distributor	<p>for the purpose of the Renewable Energy Chapter (REG), has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a business engaged in distribution of electricity.</p>
Drain	<p>means any artificial watercourse designed, constructed, or used for the drainage of</p>

<p>NPS</p>	<p>surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.</p>
<p>Drinking water NPS</p>	<p>means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.</p>
<p>Dripline (of a tree)</p>	<p>the shape defined on the ground by a series of vertical lines formed around the outer most extent of the tree, branches and foliage.</p>
<p>Dry abrasive blasting NPS</p>	<p>means abrasive blasting using materials to which no water has been added.</p>
<p>Dust NPS</p>	<p>means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.</p>
<p>Early childhood centre</p>	<p>means premises used for the care or education of four or more children under the age of seven, including but not limited to Kindergartens, Playcentres, Kohanga Reo, Licensed Childcare Centres, Day Nurseries and Creches.</p>
<p>Earthworks NPS</p>	<p>means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.</p>
<p>Earthworks plane</p>	<p>means a height control plane applied at the ground level at a boundary from a height of 1.5 metres above any point along that boundary and entering the site at an angle of 45°</p> 
<p>Ecosystem</p>	<p>a dynamic complex of plant, animal and micro-organism communities and their non-living environment, interacting as a functional unit.</p>
<p>Educational facility NPS</p>	<p>means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.</p>
<p>Effect NPS</p>	<p>has the same meaning as in section 3 of the RMA (as set out in the box below)</p> <p>includes—</p> <ul style="list-style-type: none"> • any positive or adverse effect; and • any temporary or permanent effect; and • any past, present, or future effect; and • any cumulative effect which arises over time or in combination with other effects— <p>regardless of the scale, intensity, duration, or frequency of the effect, and also</p>

	<p>includes—</p> <ul style="list-style-type: none"> • any potential effect of high probability; and • any potential effect of low probability which has a high potential impact.
Environment NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes—</p> <ul style="list-style-type: none"> • ecosystems and their constituent parts, including people and communities; and • all natural and physical resources; and • amenity values; and • the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.
Erosion Hazard Area	the area identified within the District Plan (Part 5) Hazard Maps that are at risk from erosion caused by the flood hazard.
Esplanade reserve NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a reserve within the meaning of the Reserves Act 1977—</p> <ol style="list-style-type: none"> 1. which is either— <ol style="list-style-type: none"> i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or ii. a reserve vested in the Crown or a regional council under section 237D; and 2. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.
Esplanade strip NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</p>
Event overnighting	is the sleeping in a tent, caravan, campervan or other related means on a site not typically used for this purpose, and is directly related to a temporary event .
Event staff	Staff involved in the daily operation of a temporary event .
External sound insulation level	<p>External sound insulation level means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) using insulation spectrum No.2 (A-weighted traffic noise spectrum) described in units of D2m,nT,w + Ctr as defined in the following Standard:</p> <p>ISO 717-1:2013 Acoustics - Rating of sound insulation in buildings and of building elements - Part 1: Airborne sound.</p> <p>The term “external sound insulation level” is used in this Plan primarily as a calculated value to demonstrate compliance with the stated minimum standard of acoustic isolation against sounds arising from outside the building. If field testing of built structures is employed to verify predictions, these tests shall be carried out using <i>ISO 140-5:1998 Acoustics - Measurement Of Sound Insulation In Buildings And Of Building Elements, Part 5: Field Measurements Of Airborne Sound Insulation Of Façade Elements And Facades</i>.</p>
Farm stay	<u>means visitor accommodation for paying guests, ancillary to farming activities, conservation activities or rural tourism where accommodation and meals are provided on site.</u>
Family flat	<p>a self-contained residential unit no more than 55m² in floor area, on the same property and in the same ownership as the principal residential unit (and not leased to another party), for the purpose of providing ancillary accommodation.</p> <p>Note: For clarity, a family flat which exceeds the 55m² limit will be considered as a residential unit and will be assessed against the appropriate rules.</p>

Farming activity	an activity with the primary purpose of commercially producing livestock or vegetative matter horticulture, agriculture, apiculture, and the keeping of poultry. It includes horticulture but does not include forestry , veterinary hospitals, boarding kennels, catteries, aviaries or farm products processing rural industries . It also includes the sale of goods produced on the site, except where sale takes place via access to a State Highway.
Fertiliser NPS	means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following: <ol style="list-style-type: none"> 1. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or 2. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or 3. fertiliser additives to facilitate the uptake and use of nutrients; or 4. non-nutrient attributes of the materials used in fertiliser. It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.
Finished Floor Level	in relation to flood inundation the height as measured to the underside of the floor joists for wooden structures or to the bottom of a concrete slab
Flood Hazard Extent	the area identified within the District Plan (Part 5) Hazard Maps. This identifies the area: <ol style="list-style-type: none"> 1. susceptible to the average flood return interval of 100 years (1 in 100-year flood), incorporating climate change to 2090 and freeboard; but, Excludes land within that area where the flood depth is not anticipated to exceed 100mm.
Flood mitigation works	work undertaken by local and regional authorities such as Greater Wellington Regional Council and Upper Hutt City Council or their nominated contractors where the primary purpose is to improve the ability and capacity of a stream or river to convey flood flows or reduce flooding across land , often in accordance with a relevant adopted Floodplain Management Plan.
Forestry	the management of forests for: <ol style="list-style-type: none"> 1. Soil conservation. 2. Forest protection. 3. Regulation of water. 4. Production of timber or other forest products. 5. Recreational, aesthetic or scientific purposes. It does not include forest products industries or on-site milling.
Freshwater NPS	has the same meaning as fresh water in section 2 of the RMA (as set out in the box below) means all water except coastal water and geothermal water .
Front allotment	any site abutting a road that complies with the relevant subdivision standard (for the minimum frontage) of a front allotment in the relevant zone, but excludes any rear allotment or corner allotment .

	<p style="text-align: center;">Front lot</p>
<p>Functional need NPS</p>	<p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.</p>
<p>Gabites Block Natural Area</p>	<p>means an area of significant indigenous vegetation or significant habitat of indigenous fauna that meets the criteria in Policy 23 of the Regional Policy Statement for the Wellington Region and identified in DEV3-ECO-APPENDIX1. It excludes wetlands and other waterbodies.</p>
<p>Gabites Block Rail Corridor Buffer Area</p>	<p>means an area in the Station Flats Area identified on the Gabites Block Development Area Structure Plan in DEV3-APPENDIX1. The area runs approximately parallel to the Wellington to Woodville rail corridor measured as a distance of 50m from the boundary of the railway corridor designation.</p>
<p>Gang fortification</p>	<p>any building or site which is used by groups for accommodation as a base or headquarters, and which is typified by high fencing and other fortification.</p>
<p>Garden centre</p>	<p>any land and/or buildings used principally for the storage, display and sale of shrubs, plants, seedlings, and associated home garden supplies.</p>
<p>Green infrastructure NPS</p>	<p>means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to:</p> <ol style="list-style-type: none"> 1. provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and 2. provide services to people and communities, such as stormwater or flood management or climate change adaptation.
<p>Greywater NPS</p>	<p>means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.</p>
<p>Gross floor area NPS</p>	<p>means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), measured:</p> <ol style="list-style-type: none"> 1. where there are exterior walls, from the exterior faces of those exterior walls; 2. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; 3. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.

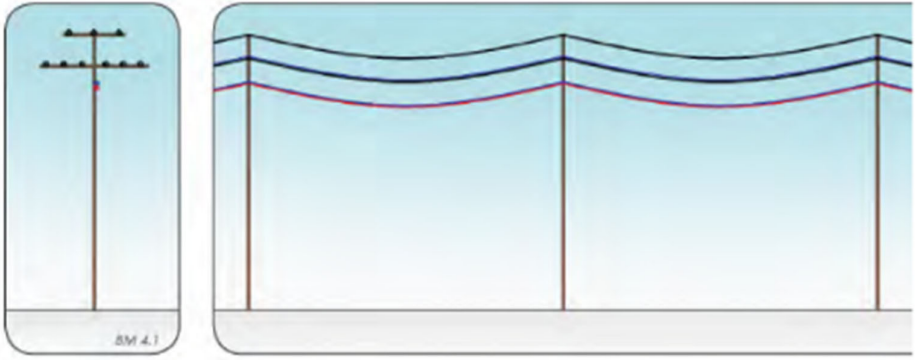
Ground level NPS	means: <ol style="list-style-type: none"> 1. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); 2. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; 3. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
Groundwater NPS	means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.
Habitable building	any building where people live, work or may assemble, but does not include buildings associated with the storage or use of dangerous goods on the site .
Habitable room NPS	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.
Hazardous substance NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance . The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance— <ol style="list-style-type: none"> 1. with 1 or more of the following intrinsic properties: <ol style="list-style-type: none"> i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or 2. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).
Health and safety sign	A sign affixed to a structure or building for the sole purpose of providing a health and safety warning or identifying hazardous substances that is required by legislation or the regulations made under those Acts. This includes but is not limited to the Health and Safety at Work Act 2015 and the Hazardous Substances and New Organisms Act 1996. A health and safety sign excludes any additional advertising or content not required by the relevant legislation (which would be assessed as a ' sign ' and those provisions would apply) and is not directly illuminated, digital or contains changing content.
Height NPS	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.

	<p>The maximum height level exactly mimics the ground level over the whole site</p> <p>Proposed finished ground level</p> <p>Proposed Cut</p> <p>Proposed Fill</p> <p>Proposed cutting or filling has no effect on the maximum height level</p> <p>Maximum Height</p>
<p>Height in relation to boundary NPS</p>	<p>means the height of a structure, building or feature, relative to its distance from either the boundary of a:</p> <ol style="list-style-type: none"> 1. site; or 2. another specified reference point.
<p><u>Highly productive land</u></p>	<p><u>has the same meaning as in the National Policy Statement for Highly Productive Land 2022:</u></p> <p><u>means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)</u></p>
<p>Historic heritage NPS</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <ol style="list-style-type: none"> 1. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: <ol style="list-style-type: none"> i. archaeological: ii. architectural: iii. cultural: iv. historic: v. scientific: vi. technological; and 2. includes— <ol style="list-style-type: none"> i. historic sites, structures, places, and areas; and ii. archaeological sites; and iii. sites of significance to Māori, including wāhi tapu; and iv. surroundings associated with the natural and physical resources.
<p>Home business NPS</p>	<p>means a commercial activity that is:</p> <ol style="list-style-type: none"> 1. undertaken or operated by at least one resident of the site; and 2. incidental to the use of the site for a residential activity.
<p>Hydraulic neutrality</p>	<p>the principle of managing stormwater runoff from all new allotment or development areas through disposal or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development or subdivision situation.</p>

Impervious surface	means a surface which prevents or significantly constrains the soakage or filtration of water into the ground. It includes: <ol style="list-style-type: none"> 1. Roofs; 2. Paved areas including driveways and sealed or compacted metal parking areas and patios; 3. Tennis or netball courts; 4. Sealed and compacted–metal roads; 5. Engineered layers such as compacted clay. It excludes: <ol style="list-style-type: none"> 1. Grass or bush areas; 2. Gardens and other landscape areas; 3. Permeable artificial surfaces, fields or lawns; 4. Slatted decks; 5. Swimming pools, ponds and dammed water; and 6. Rain tanks.
Indigenous vegetation	a plant community of any species or genetic variants of plants found naturally in New Zealand.
Indigenous Vegetation clearance	the removal, damage or destruction of indigenous vegetation , but excluding where such work is undertaken solely in relation to any one or more of the following: <ol style="list-style-type: none"> 1. Clearance of diseased, dead or dying vegetation; 2. Clearance undertaken for the purpose of flood control undertaken or approved by local authorities; 3. Clearance where necessary to maintain or restore existing essential services or for emergency work to avoid injury to persons or damage to property; 4. Clearance of regenerating vegetation under the canopy of a plantation forest; 5. Clearance of indigenous vegetation that has been planted and managed specifically for the purposes of harvesting.
Industrial activity NPS	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity .
Industrial and trade waste NPS	means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater .
Intensive animal Farming farming	means any farming operation activities where: <ol style="list-style-type: none"> 1. animals, animals poultry or fungi are kept and/or fed in a building or outdoor enclosures, where ; and 2. the stocking density precludes the maintenance of pasture or vegetative ground cover Intensive farming does not include wool sheds, dairy sheds, wintering of stock for up to three months, feed pads and stand off pads ancillary to pasture based farming, horse stables, poultry hatcheries, greenhouses or nurseries.
Intensive indoor primary production NPS	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf rearing for a specified time period) or poultry.
Kaitiakitanga	has the same meaning provided in section 2 of the Resource Management Act 1991.
Kohanga reo	premises where pre-school children are taught and cared for in accordance with tikanga Maori (Maori customs).
LA90 NPS	has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
LAEQ NPS	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.

LAF(MAX) NPS	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound.
Lake NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means a body of fresh water which is entirely or nearly surrounded by land .
Land NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) 1. includes land covered by water and the airspace above land ; and 2. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river ; and 3. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river .
Land disturbance NPS	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land .
Landfill NPS	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas .
Landscaping	the provision of tree and shrub planting, and may include ancillary lawn, rocks, paved areas or amenity features.
Large format retail	is a retail activity or activities , located within a standalone building or complex of buildings , where the gross floor area of each retail activity is no less than 750m ² .
LDN NPS	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
Line	means 'line' as defined in Section 5 of the Telecommunications Act 2001 or Section 2 of the Electricity Act 1992.
Loading	the loading and unloading of a vehicle including adjusting, covering or tying its load.
LPEAK NPS	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
Maintenance	as it applies to network utilities , means the replacement, repair or renewal of existing network utilities and where the effects of that utility remain the same or similar in character, intensity and scale, and excludes ' minor upgrading ' and ' upgrading '.
Mana whenua	has the same meaning as in section 2 of the RMA : means customary authority exercised by an iwi or hapū in an identified area.
Marae	customarily means the open space in front of a meeting house upon which various ceremonial occasions are centred, but for the purpose of the District Plan a marae also consists of a Maori meeting house and/or hall together with the associated area of open ground.
Mast	any pole, tower or similar structure which is fixed to the ground specifically designed to carry an antenna to facilitate the transmission of telecommunication and radiocommunication signals.
Minor above ground line	means a line that provides an above ground connection to a site , including any connection to a building within that site , from an existing or permitted new above ground line provided that no more than one new support structure is required for that connection.
Minor residential unit NPS	means a self-contained residential unit that is ancillary to the principal residential unit , and is held in common ownership with the principal residential unit on the same site .

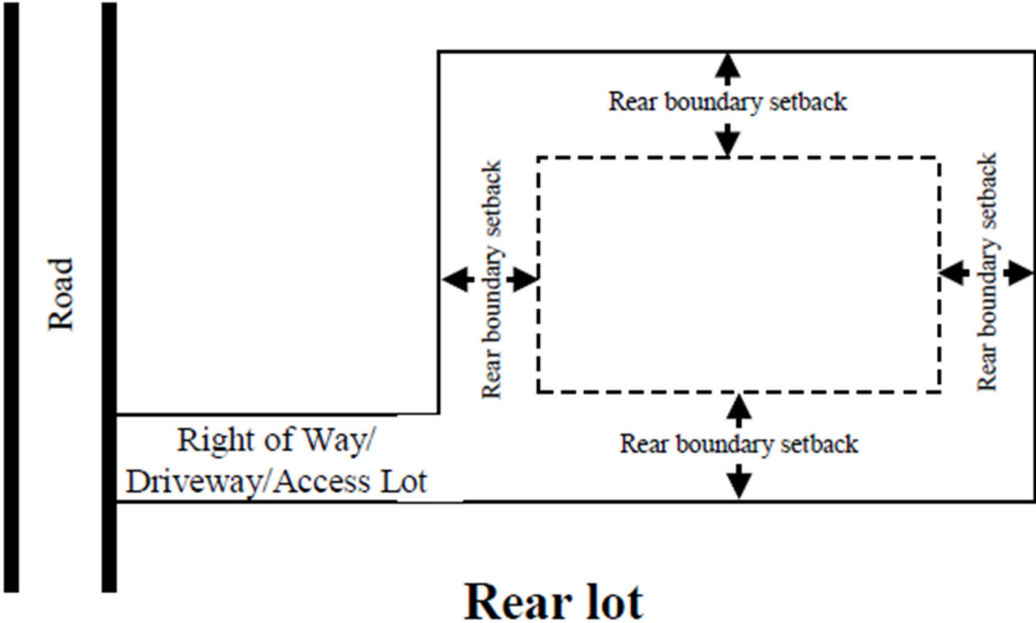
Minor structures	<p>means any structure of less than 5m² in area with a height of less than 1.2m.</p> <ol style="list-style-type: none"> 1. Any fence or wall with a height of less than 2m. 2. Any retaining wall with a height of less than 1.5m above the finished ground level. 3. Any tank or pool, and any structural support: <ul style="list-style-type: none"> o Which has a capacity of less than 25,000 litres and is supported directly by the ground. o Which has a capacity of less than 2,000 litres and is supported at a height of less than 2.0 metres from the base of its structure. o Which has a capacity of less than 500 litres and is supported at a height of less than 4.0 metres from the base of its supporting structure.
Minor upgrading	<p>means an increase in the carrying capacity, efficiency or security of electricity and telecommunication lines, which utilise the existing or replacement support structures and includes:</p> <ol style="list-style-type: none"> 1. The reconductoring of the line with higher capacity conductors; and 2. The re-sagging of conductors; and 3. The addition of longer and more efficient insulators; and 4. A support structure replacement within 5 metres of the support structure that is to be replaced; and 5. The addition of earthwires, which may contain telecommunication lines, earthpeaks and lightning rods; and 6. The addition of electrical or telecommunication fittings; and 7. Support structure replacement in the same location or within the existing alignment of the transmission line corridor; and 8. The replacement of existing cross arms, including with cross arms of an alternative design; and 9. An increase in tower height to achieve compliance with the clearance distances specified in NZECP34:2001; and 10. An increase in the height of replacement poles in the road reserve by a maximum of 1m, for the purpose of achieving road controlling authority clearance requirements, provided the permitted height in Rule 30.4 is not exceeded; 11. An increase in voltage of electricity lines from 11kV to no more than 33kV.and 12. The addition of a new overhead telecommunication fibre optic line provided that: <ol style="list-style-type: none"> i. the maximum number of fibre optic lines on existing support structures does not exceed two lines; ii. the diameter of new fibre optic lines does not exceed 25mm; and iii. the location of the new fibre optic line is consistent with the following figure <p style="text-align: center;">Figure 1: Location of new fibre optic line</p>

	 <p>LEGEND</p> <ul style="list-style-type: none"> — Proposed Chorus Fibre Optic Line (Overhead) - - - Copper Line (Overhead and Underground) - - - Electricity Line (Overhead and Underground) <p>Minor upgrading shall not include:</p> <ol style="list-style-type: none"> 1. Any increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage, or 2. Any increase in any individual wire, cable, or other similar conductor to a diameter that exceeds 35mm, or 3. The bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 43mm in diameter, or 4. The addition of any new circuits, lines or utility structures, where this results in an increase in the number of circuits, lines or utility structures except as provided for in (12) above. <p>Note: The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 applies to the existing National Grid, transmission lines that were operational, or able to be operated, on 14 January 2010.</p>
<p>Motor vehicle wrecking</p>	<p>any land and/or building used for the dismantling and storage of wrecked motor vehicles for private or commercial purposes.</p>
<p><u>National grid</u></p>	<p><u>has the same meaning as given in the National Policy Statement on Electricity Transmission 2008 as set out below. It is identified as the "National Grid" on the planning maps.</u> <u>means the assets used or owned by Transpower NZ Limited.</u></p>
<p><u>National grid subdivision corridor</u></p>	<p><u>means the area measured either side of the centreline of the aboveground "National Grid" transmission line as follows:</u></p> <ol style="list-style-type: none"> 1. <u>16m for the 110kV lines on pi poles.</u> 2. <u>32m for the 110 kV lines on towers.</u> 3. <u>37m for the 220 kV transmission lines.</u> <p><u>The National Grid Subdivision Corridor does not apply to underground cables or any transmission line (or sections of lines) that are designated by Transpower. The measurement of setback distances from National Gridlines shall be taken from the centreline of the transmission line and the outer edge of any support structure. The centreline at any point is a straight line between the centre points of the two support structures at each end of the span.</u></p>
<p><u>National grid yard</u></p>	<p><u>means the area located within:</u></p> <ol style="list-style-type: none"> 1. <u>12 metres in any direction from the outer visible edge of a "National Grid" support structure foundation; and</u>

	<p>2. <u>12 metres either side of the centreline of any overhead "National Grid" transmission line.</u></p> <p><u>The National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.</u></p> <p><u>The measurement of setback distances from National Grid lines shall be taken from the centreline of the transmission line and the outer edge of any support structure.</u></p> <p><u>The centreline at any point is a straight line between the centre points of the two support structures at each end of the span.</u></p>
Natural and physical resources NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</p>
Natural hazard NPS	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</p>
Net floor area NPS	<p>means the sum of any gross floor area; and</p> <ol style="list-style-type: none"> 1. includes: <ol style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but 2. excludes: <ol style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures.
Net site area NPS	<p><u>means the total area of the site, but excludes:</u></p> <ol style="list-style-type: none"> a. <u>any part of the site that provides legal access to another site;</u> b. <u>any part of a rear site that provides legal access to that site;</u> c. <u>any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.</u>
Network utility	<p>means any activity undertaken by a network utility operator as defined in s166 of the RMA, relating to:</p> <ol style="list-style-type: none"> 1. Distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel or geothermal energy, or 2. Telecommunication as defined in section 5 of the Telecommunications Act 2001; or radiocommunications as defined in section (2)(1) of the Radiocommunications Act 1989, or 3. works as defined in section 2 of the Electricity Act 1992 for the conveyancing of electricity, or 4. The distribution of water for supply including irrigation, or 5. Sewerage or drainage reticulation, or 6. Construction and operation of roads and railway lines, or 7. The operation of an airport as defined by the Airport Authorities Act 1966, or 8. the provision of any approach control service within the meaning of the Civil Aviation Act 1990, or 9. Undertaking a project or work described as a 'network utility operation' by regulations made under the Resource Management Act 1991 and includes: <ol style="list-style-type: none"> o Lighthouses, navigation aids, beacons, signal and trig stations and natural

	<p>hazard emergency warning devices,</p> <ul style="list-style-type: none"> ○ Meteorological services, ○ all associated structures; and ○ regionally significant network utilities
Network utility operator <i>NPS</i>	<p>has the same meaning as in s166 of the RMA (as set out in the box below)</p> <p>means a person who—</p> <ul style="list-style-type: none"> a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or b. operates or proposes to operate a network for the purpose of— <ul style="list-style-type: none"> i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or ii. radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or e. undertakes or proposes to undertake a drainage or sewerage system; or f. constructs, operates, or proposes to construct or operate, a road or railway line; or g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,— <p>and the words network utility operation have a corresponding meaning.</p>
Network utility structure	<p>means any structure associated with a network utility and includes, but is not limited to, pipes, valves, meters, regulator stations, support poles and towers for lines, transformers (other than pole mounted transformers), substations (other than overhead substations), compressor stations, pumping stations, navigational aids, meteorological installations, containers, cabinets, and similar structures. It does not include lines, antennas and masts.</p>
Noise <i>NPS</i>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes vibration.</p>
Noise rating level <i>NPS</i>	<p>means a derived noise level used for comparison with a noise limit.</p>
Notional boundary <i>NPS</i>	<p>means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.</p>
Official sign <i>NPS</i>	<p>means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.</p>
Operational need <i>NPS</i>	<p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.</p>
Organised fireworks display	<p>The public display of fireworks conducted by a suitably qualified person.</p>
Outdoor living space <i>NPS</i>	<p>means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</p>

Overflow path	the area defined on the District Plan Part 5 Hazard Maps. The overflow paths are areas identified as conveying moving flood water across land during a flood event and may be fast and/or deep.
Partial or total demolition	in relation to Historic Heritage - means the removal, destruction or taking down of any significant historic heritage feature, either in total or in part, except, in the case of a building , where permitted for “ repair or maintenance ” or within the definition of “ addition or alteration .”
Passive recreation	comprises all forms of informal recreational activity that are passive in nature, including the use of walkways, bridle paths and picnic areas, swimming and fishing activities , cycling and outdoor education. It excludes facilities for organised, competitive sports.
Peak particle velocity NPS	means, to the extent used for the assessment of the risk of structural damage to a fixed structure , the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position.
Pinehaven Catchment Overlay	the area encompassing the upper sub-catchments of the Pinehaven stream catchment.
Places of assembly	land and/or buildings used for the public and/or private assembly of people primarily for worship, religious, educational, recreational, social and cultural purposes. This definition includes marae , churches and associated halls and grounds.
Ponding area	the area defined on the District Plan Part 5 Hazard Maps comprising areas of still, shallow or slow moving water during a flood event.
Primary production NPS	means: <ul style="list-style-type: none"> 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.
Productive capacity	has the same meaning as in the National Policy Statement for Highly Productive Land 2022: in relation to land, means the ability of the land to support land-based primary production over the long term, based on an assessment of: <ul style="list-style-type: none"> a. physical characteristics (such as soil type, properties, and versatility); and b. legal constraints (such as consent notices, local authority covenants, and easements); and c. the size and shape of existing and proposed land parcels
Property	all of that land held in one ownership
Quarry NPS	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities .
Quarrying activities NPS	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry , and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry .
Raft NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are

	cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities.
<p>Rear allotment</p>	<p>any site situated generally to the rear of another site, which does not comply with the relevant subdivision standard (for the minimum frontage) for a front or corner allotment in the relevant zone. It also includes any site, the net site area of which is accessed from a road by an access strip (i.e. right of way, access leg or access allotment) that is less than the relevant subdivision standard (for the minimum frontage) for a front or corner allotment.</p>  <p>The diagram illustrates a 'Rear lot' situated behind a 'Road'. A 'Right of Way/ Driveway/ Access Lot' connects the road to the rear lot. The rear lot is shown as a solid rectangle, and a dashed rectangle inside it represents the setback area. Arrows indicate 'Rear boundary setback' on all four sides of the dashed rectangle. The setback is measured from the rear boundary of the rear lot to the rear boundary of the dashed rectangle.</p>
<p>Regional park</p>	<p>land which is managed and administered by the Wellington Regional Council in accordance with a Regional Park management plan.</p>
<p>Regionally significant network utilities</p>	<p>includes:</p> <ul style="list-style-type: none"> • pipelines for the distribution or transmission of natural or manufactured gas or petroleum • the National Grid, as defined by the National Policy Statement on Electricity Transmission • facilities for the generation and transmission of electricity where it is supplied to the network, as defined by the Electricity Governance Rules 2003 • the local authority water supply network and water treatment plants • the local authority wastewater and stormwater networks, systems and wastewater treatment plants <p>the Strategic Transport Network, detailed in Appendix 1 to the Wellington Regional Land Transport Strategy 2010-2040</p>
<p>Relocated building</p>	<p>any building or other structure, over two years old or which has been occupied for more than two years, which is intended to be removed and re-erected on another site.</p>
<p>Renewable electricity generation</p>	<p>means generation of electricity from solar, wind, hydro, geothermal, biomass, tidal, wave, or ocean current sources.</p>
<p>Renewable electricity generation activities</p>	<p>has the same meaning as under the National Policy Statement for Renewable Electricity Generation and means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of</p>

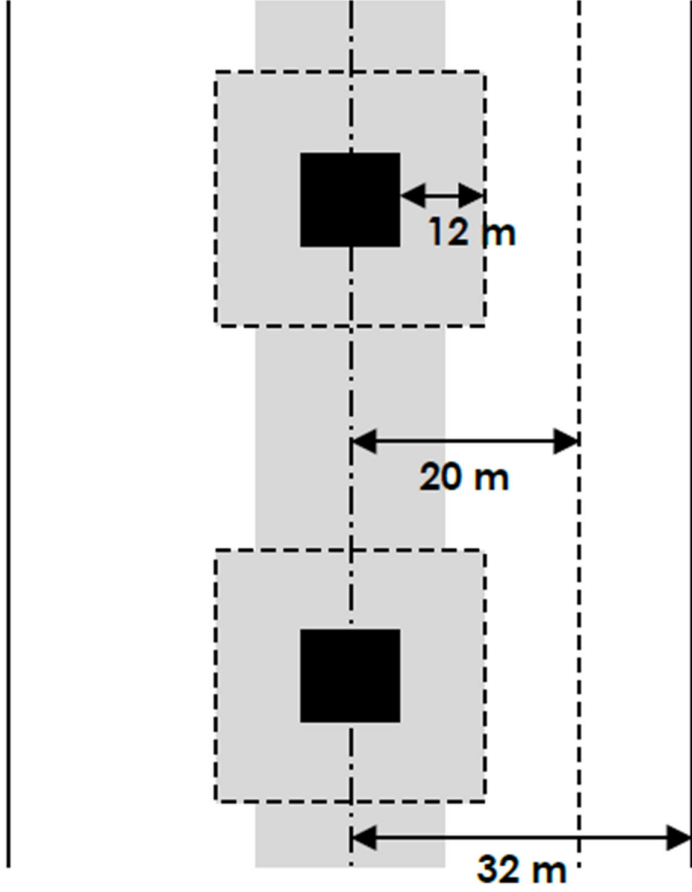
	electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.
Renewable energy	is defined in section 2 of the Resource Management Act 1991
Repair or maintenance	in relation to Historic Heritage - means any repair of a structural element of a significant historic heritage feature (including the facade, exterior wall, roof and internal load bearing walls), using building materials similar to the existing ones.
Residential activity NPS	means the use of land and building(s) for people's living accommodation.
Residential Centres Precinct	an area identified on the planning maps as Residential Centres Precinct .
Residential unit NPS	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
Rest home	any nursing or convalescent home for aged and infirm persons or similar facility.
Restaurants	the use of land and/or buildings for the sale of food, mainly prepared on the premises, to the public. The food may be consumed on or off the premises. Cafes, coffee bars and take away food places are included. The premises may or may not be licensed under the Sale of Liquor Act.
Retail	refers to any land, building or part of a building where goods, merchandise, equipment or services are sold, displayed or offered for sale or direct hire to the public. The definition does not include the sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare parts, home business, restaurants or service stations .
Retirement village NPS	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities .
Reverse sensitivity	means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity , thereby creating the potential for the operation of such existing activity to be constrained.
River NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means a continually or intermittently flowing body of fresh-waterfreshwater ; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).
River Corridor	the area as defined on the District Plan (Part 5) Hazard Maps as ' River Corridor '.
Road NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roothing Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which— <ul style="list-style-type: none"> a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or

	<p>c. is laid out by the council as a road or street after the commencement of this Part; or</p> <p>d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or</p> <p>e. is vested in the council as a road or street pursuant to any other enactment;— and includes—</p> <p>f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988:</p> <p>g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—</p> <p>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989 Section 2(1) of the Government Roding Powers Act 1989 motorway definition motorway—</p> <p>a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</p> <p>b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</p> <p>c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.</p>
Roding hierarchy	the classification of roads according to their intended function within the City's roding network (see Transport and Parking Chapter TP-SCHED1).
Rural contractors depot	<u>means land, buildings or structures used for the purpose of storing equipment and goods and operation of a rural industry.</u>
Rural industry NPS	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production .
Rural produce retail	<u>means the sale of rural produce grown on a property, including products manufactured from that produce.</u>
Rural tourism	<u>means the use of land or buildings for activities which allow people to visit and experience the rural environment, for leisure and recreational purposes, that are ancillary to farming activities, conservation activities or residential activities on site.</u>
Sensitive activities	<p>means activities which are more sensitive to noise, dust, spray, residue, odour or visual effects of nearby activities including</p> <p>a. residential activities;</p> <p>b. visitor accommodation;</p> <p>c. educational facilities;</p> <p>d. medical facilities</p>

Service station	any land and buildings where the predominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG and diesel) and may also include, as ancillary activities : <ul style="list-style-type: none"> • The mechanical repair and servicing of motor vehicles (other than panel beating, trimming or spray painting, heavy engineering such as engine restoring and crankshaft grinding). • The sale or hire of any goods, including the preparation and sale of food and beverages. • Car wash facilities. The hire of light trailers and motor vehicles.
Setback	the minimum distance from a particular boundary of a site .
Sewage NPS	means human excrement and urine.
Shape factor	a square with sides of the specified dimension which can be fitted within the net site area .
Sign NPS	means any device, character, graphic or electronic display, whether temporary or permanent, which: <ol style="list-style-type: none"> a. is for the purposes of: <ol style="list-style-type: none"> i. identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and b. is projected onto, or fixed or attached to, any structure or natural object; and c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.
Significant Exterior Alteration	In the Gateway Precinct of the Wallaceville Structure Plan Development Area , any horizontal or vertical extension to, or demolition of, a wall(s) or roof of a building and any recladding, repair or maintenance of a building , or the replacement of windows or doors (including their framing) where the new materials are not the same or similar in appearance to the existing materials. It does not include any works to existing, or installation of new, mechanical structures relating to ventilation, or means of ingress and egress for the building (including lift shafts).
Site NPS	means: <ol style="list-style-type: none"> a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
Small Scale Renewable Energy Generation	means small scale renewable energy generation development for the purpose of using or generating electricity on a particular site (single household or business premise) with or without exporting back into the distribution network .
Small scale wind turbines	means wind turbines that are capable of generating up to 10kW of electricity.
Solar Panel	means a panel exposed to radiation from the sun, used to heat water or, when mounted with solar cells, to produce electricity direct
Special audible characteristic	has the same meaning as ' special audible characteristic ' in section 6.3 of New Zealand Standard 6802:2008 Acoustics – Environmental Noise.

NPS	
Stormwater NPS	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure , as a result of precipitation and includes any contaminants contained within.
Stream Corridor	the area as defined on the District Plan Part 5 Hazard Maps as ' Stream Corridor '.
Structure NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means any building , equipment, device, or other facility, made by people and which is fixed to land ; and includes any raft .
Subdivision NPS	has the same meaning as " subdivision of land " in section 218 of the RMA (as set out in the box below) means— <ul style="list-style-type: none"> a. the division of an allotment— <ul style="list-style-type: none"> i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.
Sustainable management NPS	has the same meaning as in section 5 of the RMA (as set out in the box below) means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while— <ul style="list-style-type: none"> a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and b. safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and c. avoiding, remedying, or mitigating any adverse effects of activities on the environment.
Tangata whenua	has the same meaning provided in section 2 of the Resource Management Act 1991.
Taonga	treasure or valued highly by Maori.
Temporary event	an organised event that is of a temporary nature, has a limited duration and that includes public entertainment events, cultural events and organised competitive sporting and recreational events, but excludes commercial promotional events and temporary military training activities .
Temporary military training activity NPS	means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: <ul style="list-style-type: none"> a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act; b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere; c. the contribution of forces under collective security treaties, agreements, or

	<p>arrangements:</p> <p>d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations:</p> <p>e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency:</p> <p>f. the provision of any public service.</p>
Temporary renewable energy assessment and research structures	<p>means structures for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators and includes the following activities:</p> <ul style="list-style-type: none"> • Erecting an anemometer • Digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions. • Installing instruments into drill holes for monitoring groundwater levels and land • Erecting survey monuments and installing instruments to monitor land • Erecting telemetry stations for the transmission of instrument data. • Installing microseismic stations to measure microseismic activity and ground noise. • Erection of signs or notices giving warning of danger
Temporary Sign	<p>means a sign in connection with any of the purposes identified in the definition of sign, but for a short duration only and with the purpose relating to a one-off or temporary activity, event or provision of information.</p>
Territorial authority NPS	<p>has the same meaning as in section 5 of the Local Government Act 2002 (as set out in the box below)</p> <p>means a city council or a district council named in Part 2 of Schedule 2.</p>
Topsoil removal	<p>the removal, relocation or stockpiling of topsoil for purposes other than in conjunction with conventional domestic gardening or the planting, cropping or drainage of land in connection with farming and forestry operations.</p>
Tourism facilities	<p>land and/or structures used for ventures, features, events and services primarily intended to attract tourists, visitors and travellers.</p>
Transmission line	<p>has the same meaning as in section 3 of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.</p>

	 <p style="text-align: center;"> = Tower support structure </p> <p>Note: The measurement of setback distances from electricity transmission lines shall be taken from the centre line of the electricity transmission line and from the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. The diagram above depicts setback distances.</p>
<p>Upgrading</p>	<p>as it applies to network utilities, upgrading means the improvement or physical works that result in an increase in carrying capacity, operational efficiency, security or safety of existing network utilities but excludes:</p> <ul style="list-style-type: none"> • ‘maintenance’ (as it relates to network utilities); and • ‘minor upgrading’; and <p>any other activity specifically otherwise provided for under Rules NU-R1-R31</p>
<p>Urban environment allotment</p>	<p>means an allotment within the meaning of section 218</p> <ol style="list-style-type: none"> 1. that is no greater than 4 000 m²; and 2. that is connected to a reticulated water supply system and a reticulated sewerage system; and 3. on which there is a building used for industrial or commercial purposes or as a dwelling house; and 4. that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves

	Act 1977.
Vehicle movement	a movement of a vehicle between a road and a site , with the number of movements per day being calculated over a 24 hour period as follows: 1 car to and from a site = 2 vehicle movements 1 truck to and from a site = 6 vehicle movements 1 truck and trailer to and from a site = 10 vehicle movements
Verandah	a permanent structure , constructed of weatherproof material, which is either cantilevered or supported on posts or pillars, which extends from a building facade, usually on the street frontage and at first floor level, and overhangs a footpath or other similar public pedestrian accessway or space.
Visitor accommodation NPS	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities .
Waahi tapu	a place which is particularly sacred or spiritually meaningful to tangata whenua . It includes burial grounds, tribal altars and locations where significant events have taken place.
Wallaceville Structure Plan Development Area	the area of land defined in the Wallaceville Structure Plan Map (refer to DEV1 Wallaceville Structure Plan Development Area)
Warehouse	any building or part of a building , or land , where materials, articles or goods are stored. A warehouse may include offices and showrooms. Wholesale outlets may be included if incidental to, and a part of, the principal use of the site as a warehouse .
Wastewater NPS	means any combination of two or more the following wastes: sewage , greywater or industrial and trade waste .
Water NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) a. means water in all its physical forms whether flowing or not and whether over or under the ground: b. includes fresh water , coastal water , and geothermal water : c. does not include water in any form while in any pipe, tank, or cistern.
Water catchment	land managed and administered by the Wellington Regional Council for water supply purposes, protection and enhancement of native vegetation, forestry , and passive recreation uses, according to any management plan adopted by the Wellington Regional Council.
Water sensitive design	means a collaborative approach to freshwater management. It is applied to land use planning and development at complementary scales including region, catchment, development and site. Water sensitive design seeks to protect and enhance natural freshwater systems, sustainably manage water resources, and mimic natural processes to achieve enhanced outcomes for ecosystems and communities.
Waterbody NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) means fresh water or geothermal water in a river , lake , stream , pond, wetland , or aquifer , or any part thereof, that is not located within the coastal marine area.
Wetland NPS	has the same meaning as in section 2 of the RMA (as set out in the box below) includes permanently or intermittently wet areas, shallow water , and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
Yard oriented activities	are activities where the goods sold are sold in bulk and where internal retail (being retailing undertaken entirely from within a building but does not include goods stored outside under cover) does not occupy more that 20% of the area occupied by the activity . Yard oriented retailing is primarily for the sale of natural materials such as gravel, sand, shingle, rock, concrete, coal, fire wood and timber for construction

	purposes.
--	-----------

TP — Transport and Parking

Background

As identified in Council's Planning Maps, all **activities** that take place within **roads** are subject to the relevant zone rules which pertain to the area in which the **road** is situated, as well as the City-wide rules. Where a **road** separates different zones on opposite sides of the **road**, the centre line of the **road** defines the boundary of the two zones.

Status of Council roads

Council roads are not designated. For the purposes of clarity, formed **Council roads** have also been shown without zoning colours on the Planning Maps (i.e. — they are white). However, **activities** which take place within them are still subject to the relevant zone rules which pertain to the area in which the **road** is situated, as well as the City-wide rules. Where a **road** separates different zones on opposite sides of the **road**, the centre line of the **road** defines the boundary of the two zones.

Resource management issues

TP-I1 *The efficient, convenient and safe movement of people, vehicles and goods in the City.*

The location, design and characteristics of **activities**, development can adversely affect the safety, accessibility and efficiency of the roading network and the quality of the **environment**.

Appropriately located **activities**, and well-designed development, can contribute to the convenience and viability for access by walking, cycling and public transport. **Roads** themselves (including the State Highway network) contribute to the convenience, viability, and access to **activities** enjoyed by City residents.

TP-I2 *The limits that rural roading places on development.*

Mangaroa Hill Road, Blue Mountains Road, Akatarawa Road, and parts of Moonshine Hill Road and Mount Cecil Road require major upgrading to be able to accommodate further significant development. Such **upgrading** may have significant adverse environmental **effects**.

The limits that the rural roading system places on further development not only apply to formed and sealed roads, but also to the large number of 'paper roads' within the City. The pressure to subdivide with access to these paper roads can pose a public interest issue. Council could be placed in a position where it may have to spend public money on **road upgrading** where the community would receive little benefit in return.

The limited access provisions applying to State Highway 2 and the nature of other **roads** in the Kaitoke area impose limits on further development in this part of the City.

Objectives

TP-O1 *To recognise and protect the benefits of **regionally significant network utilities** and ensure their functions and operations are not compromised by other **activities**.*

This objective seeks to identify the importance of **regionally significant network utilities** within the City and to give **effect** to the Regional Policy Statement. The objective and supporting policies are focused on recognising the benefits that these **regionally significant network utilities** have locally, regionally and nationally and ensuring that they are protected from incompatible use and development.

Policies

TP-P1 *To promote the safe and efficient use and development of the transportation network.*

The transportation network is a major physical resource in the City. The **land** and other resources used for transportation need to be sustainably managed.

There are a number of reasons for promoting a safe and efficient transportation network, including:

4. The **land** and associated resources required by the existing transport system represent a significant level of investment and commitment. To promote the purpose of **the Act**, it is desirable that existing systems are used and developed efficiently.
5. The efficient use of energy and resources in the design, management and use of transportation systems should be promoted.
6. Efficiency would be promoted through the integration of different modes and types of transport and by improving the network. The beneficial **effects** of any development such as increases in safety or reduction in travel times must also be taken into account.

The transport system also needs to be maintained and developed without creating significant adverse **effects** on the **environment**.

Minor changes to the transport system can be undertaken without the need for stringent controls, although they may need monitoring to identify and manage their cumulative **effects**. However, large-scale transportation projects, or developments within areas of environmental sensitivity, require careful assessment to identify potential **effects** and possible mitigation measures.

Rural **roads** place limits on further development in certain areas of the City because of their condition or potential capacity. Closer **subdivision** in these areas may be restricted because of the demand that it would place on these **roads** and the likely costs incurred by the **Council**. Other rural **activities** can cause damage to **roads** or create dangerous situations where **roads** are not designed to accommodate such traffic. The **upgrading** of such **roads** can place a heavy financial burden on the community and have significant adverse environmental **effects**. Therefore, a requirement for financial contributions and/or limitations on development is an appropriate response.

TP-P2 *To promote accessibility within the City and between the City and neighbouring areas.*

Access into and around the Central Business District, suburban shopping areas and industrial areas is important for both businesses and the community. This is facilitated by the availability of adequate car parking facilities and the close proximity of railway stations and the bus interchange.

In certain circumstances, car parking can have an adverse **effect** on the **environment** of an area. The proliferation of on-street car parking can adversely affect the visual and **amenity values** of an area, generate **noise** and make manoeuvring of vehicles difficult and unsafe.

The ability of people to have access to a variety of transport modes enables greater choice and means that transportation services can be used in a more efficient manner.

Most of Upper Hutt is well suited to cycling because of its topography. The bicycle is a useful, efficient and environmentally friendly form of transport. Although cycling is catered for within the present roading system, conflict can arise between cyclists, pedestrians and vehicular traffic. These conflicts need to be minimised or avoided to promote safety and encourage people to use dedicated cycling facilities. Convenient cycling and walking routes to community focal points need to be provided by linking streets, reserves, car parking areas and shopping centres.

TP-P3 *To ensure that the use and development of **land** is served by safe and adequate access from the roading network*

The roading network provides access to a wide range of **activities**. It is important to ensure that connections to the network are located, designed and maintained so as to provide for the safety of all **road** users.

TP-P4 *To promote a safe and efficient roading network which avoids, remedies or mitigates the adverse **effects** of road traffic on residential areas.*

Traffic on **roads**, whether mobile or stationary, can have major impacts on the **amenity values** of residential areas.

An efficient residential roading network of a high standard will meet the mobility needs of the City's residents, give access to available transport services, provide safety for those using the network and mitigate the adverse **effects** of traffic on the **environment**.

TP-P5 *To promote a sustainable pattern of development that protects environmental values and systems, protects the potential of resources, and has regard for walking, cycling, public transport and transportation networks.*

TP-P6 *To promote the development of a safer and more secure environment for the community.*

Part of the environmental amenity of urban areas is dependent on the degree to which pedestrians feel comfortable moving from place to place. **Buildings, roads** and the network of pedestrian accessways within the built **environment** can significantly affect the way people feel about where they live and work, and their ease of movement, safety and security. Safety and security is also an issue. Promotion of good design is a key method to implement the policy. This also applies to safety and the perception of public safety.

Rules

Activities Tables

Policies DC-P1, TP-P1, TP-P2

Permitted Activities		Zones	
Roading, and Traffic and Transport Structures			
TP-R1	Traffic control signals and devices, light and decorative poles and associated structures and fittings, post boxes, landscaped gardens, artworks and sculptures, bus stops and shelters, phone boxes, public toilets, road furniture located within the road reserve or rail corridors	PER	All
Car Parking Activities			
TP-R2	Car park provisions in accordance with standards TP-S3 to TP-S10 shall be made for all activities	PER	All except Development Area 3
TP-R3	<u>Traffic generation complying with TP-S9</u>	PER	<u>General rural</u> <u>Rural</u> <u>Production</u> <u>Rural Lifestyle</u> <u>Settlement</u>

			<u>Staglands Precinct Development area 2</u>
Standards for Permitted Activities			
TP-S3 <i>Policy</i> <i>NU-P1</i>	All car parks and loading areas shall be surfaced and maintained so they do not create a dust nuisance or allow vehicles to carry deleterious materials such as mud, stone, chips or gravel onto any road , footpath or service lane.		
TP-S4 <i>Policies</i> <i>DC-P1</i> <i>TP-P1,</i> <i>TP-P2</i>	Two or more owners or occupiers of any one site may jointly make provision, by way of formal agreement, for car parks or loading facilities for their buildings or activities . The car parks may be located on land other than the site but must be within 150m of it.		
TP-S5 <i>Policy</i> <i>NU-P1</i>	Provision shall be made for vehicles associated with any permitted activity in the General Rural <u>rural</u> , Rural Production or production <u>Production or production</u> , Rural Lifestyle Zones <u>lifestyle and Settlement zones</u> to be manoeuvred on the site .		
TP-S6 <i>Policy</i> <i>NU-P1</i>	Every car park shall be designed and constructed in accordance with the Code of Practice for Civil Engineering Works .		
TP-S7 <i>Policy</i> <i>TP-P1</i>	Every car park shall be designed to ensure that vehicles are not required to reverse onto State Highways.		
TP-S8 <i>Policy</i> <i>NU-P1</i>	Where any car parking area accommodates more than five vehicle spaces and adjoins a site which is zoned General Residential, General Rural, Rural Production, Rural Lifestyle, Open Space or Special Activity, then it shall be effectively screened from that site by a close boarded fence, wall or landscaping of no less than 1.6m in height . A car parking area with more than five vehicle spaces that adjoins a road shall also be screened by a landscaped strip within the site of at least 0.6m in width. Note that additional landscape requirements apply in the Special Activities Zone.		
TP-S9	<u>Traffic generation for any site shall not exceed:</u> 1. <u>100 vehicle movements per day in the General rural, Rural production, Rural lifestyle zones.</u> 2. <u>250 vehicle movements per day in the Settlement zone.</u>		
TP-S10	<u>Subdivision in General rural, Rural production or Rural lifestyle and Settlement Zones</u> <u>The maximum number of allotments accessed via a right of way or private road must:</u> 1. <u>be no more than six; and</u> 2. <u>comply with the widths in Appendix C, Figure 1 (Road Design Standards - Urban) of the Code of Practice for Civil Engineering Works.</u>		
Discretionary Activities			Zones
Roading, and Traffic and Transport Structures			
TP-R3-R4	The construction, alteration or diversion of roads , but excluding any such construction works which are part of a subdivision .	DIS	<i>General Residential</i> <i>General Rural</i> <i>Rural</i> <i>Production</i> <i>Rural Lifestyle</i> <u>Settlement</u> <i>Commercial</i> <i>City Centre</i> <i>General</i> <i>Industrial</i>

			Development Area 1 (Gateway Precinct only) Development Area 2 Development Area 3
Matters for Consideration			
Matters that may be relevant in the consideration of any discretionary activity resource consent may include the following:			
TP-MC1	Traffic generation and access <ol style="list-style-type: none"> 1. Accessibility for public transport, cyclists and pedestrians. 2. Any vehicle/pedestrian/cyclist conflict. 3. Accessibility to the site. 4. Current traffic problems in the area. 5. Ability of the existing roading network to cater for increased traffic generation. 6. Ingress and egress to and from the site. 7. Neighbourhood amenity. 		
TP-MC2	Roads <ol style="list-style-type: none"> 1. Any need to create a public road. 2. Traffic Safety. 3. Alternative routes or alignments. 4. Visual Impacts. 5. Environmental Effects. 		
Matters that may be relevant in the consideration of any resource consent may include the following:			
TP-MC3	Car parks <ol style="list-style-type: none"> 1. Compliance with the Code of Practice for Civil Engineering Works. 2. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable. 3. Whether people using the facility use other means of transport to get to the site. 4. Whether additional car parking would adversely affect the character and amenity value of the site, or the development of the surrounding environment. 5. Whether car parking can be easily accommodated on nearby streets or in public car parks without causing congestion, danger or loss of amenity. 6. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. 		
Non-complying Activities			Zones
Roading, and Traffic and Transport Structures			
TP-R5	The construction, alteration or diversion of roads , but excluding any such construction works which are part of a subdivision	NC	<i>Open Space</i>

TP-Schedule 1 - Roading Hierarchy

TP-SCHED 1- Roading Hierarchy
<p>The City's roads are classified into a hierarchy according to their function in the roading network. The hierarchy reflects the importance of moving traffic around the City in a manner conducive to the development of the City. It is also important in protecting traffic routes for improvements and future extensions and enables a consistent approach to road upgrading and safety, street construction, traffic operations and levels of service.</p> <p>An annotated street map of Upper Hutt is attached to the end of this chapter to illustrate the classification defined in</p>

this **Roading Hierarchy** table.

National Routes

- Fergusson Drive (from Maoribank to Main Road North)
- Main Road North
- State Highway 2 (River Road)

Primary (Regional) Arterials

- Eastern Hutt Road
- Fergusson Drive (from Silverstream to Maoribank)

Secondary (District) Arterials

- Akatarawa Road (rural)
- Akatarawa Road (urban)
- Alexander Road
- Blenheim Street
- Field Street (from Fergusson Drive to Kiln Street)
- Gard Street
- Gibbons Street
- Gloucester Street (from Gard Street to Pempsey Street)
- Goodshed Road
- Heretaunga Square (South/Eastern Link)
- Kiln Street (from Field Street to Gard Street)
- Lane Street
- Mangaroa Hill Road (urban)
- Maymorn Road (urban)
- Messines Avenue
- Moonshine Road
- Park Street
- Pempsey Street
- Pine Avenue
- Riverbank Street
- Somme Road
- Sutherland Avenue
- Totara Park Road (from Fergusson Drive to River Road)
- Ward Street
- Whakitiki Street

Collector Routes

- Blue Mountains Road (from Whitemans Road to Avro Road)
- King Street (from Queen Street to Fergusson Drive)
- Kirton Drive
- Mangaroa Hill Road (rural)
- Montgomery Crescent
- Queen Street
- Totara Park Road (from River Road to California Drive)
- Wallaceville Hill Road
- Whitemans Road

Local Distributor Routes (Urban)

- Ararino Street
- Brentwood Street
- California Drive
- Clouston Park Road (from Henry Street to Totara Park Road)
- Ebdentown Street (from Kowhai Avenue to George Street)
- Field Street (from Kiln Street to Blue Mountains Road)
- Fraser Crescent (from Redwood Street to McParland Street)
- Gemstone Drive

- Henry Street (from George Street to Clouston Park Road)
- Holdsworth Avenue
- Kowhai Avenue
- McLeod Street
- McParland Street (from Fraser Crescent to Pine Avenue)
- Miro Street
- Moeraki Street
- Norana Road
- Pinehaven Road (from Blue Mountains Road to southern end of Jocelyn Crescent)
- Redwood Street
- Routley Crescent (from Whakatiki Street to Redwood Street)
- Shakespeare Avenue
- Stafford Street
- Topaz Street
- Totara Park Road (between both ends of California Drive)

Local Distributor Routes (Rural)

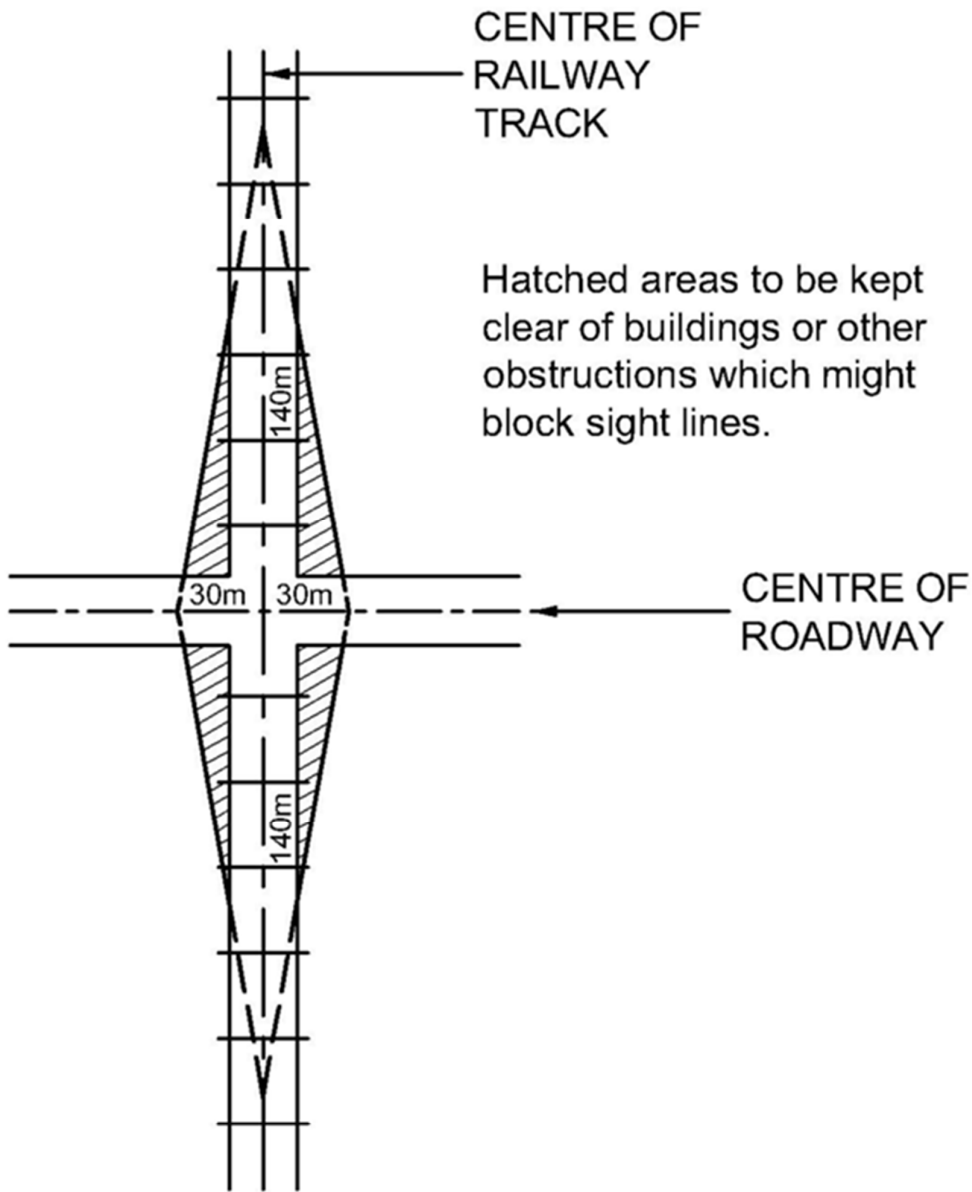
- Blue Mountains Road (from Avro Road to Johnsons Road)
- Flux Road
- Mangaroa Valley Road
- Maymorn Road
- Moonshine Hill Road
- Parkes Line Road
- Whitemans Valley Road

Local Roads

- All other urban **roads**
- All other rural **roads**

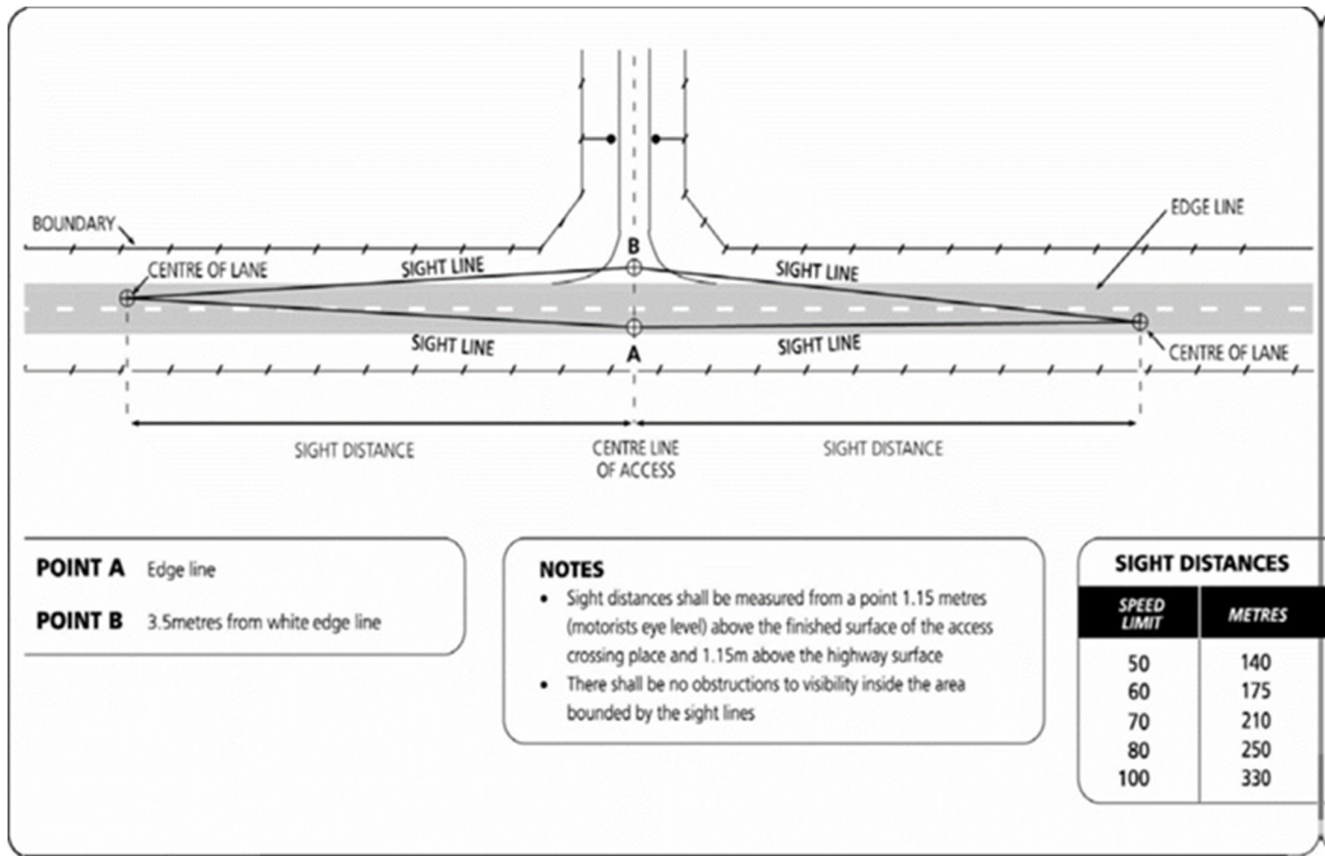
ACCESS DESIGN STANDARDS AND CRITERIA

TP-Diagram 1 Traffic Sight Lines — Road / Rail Level Crossings

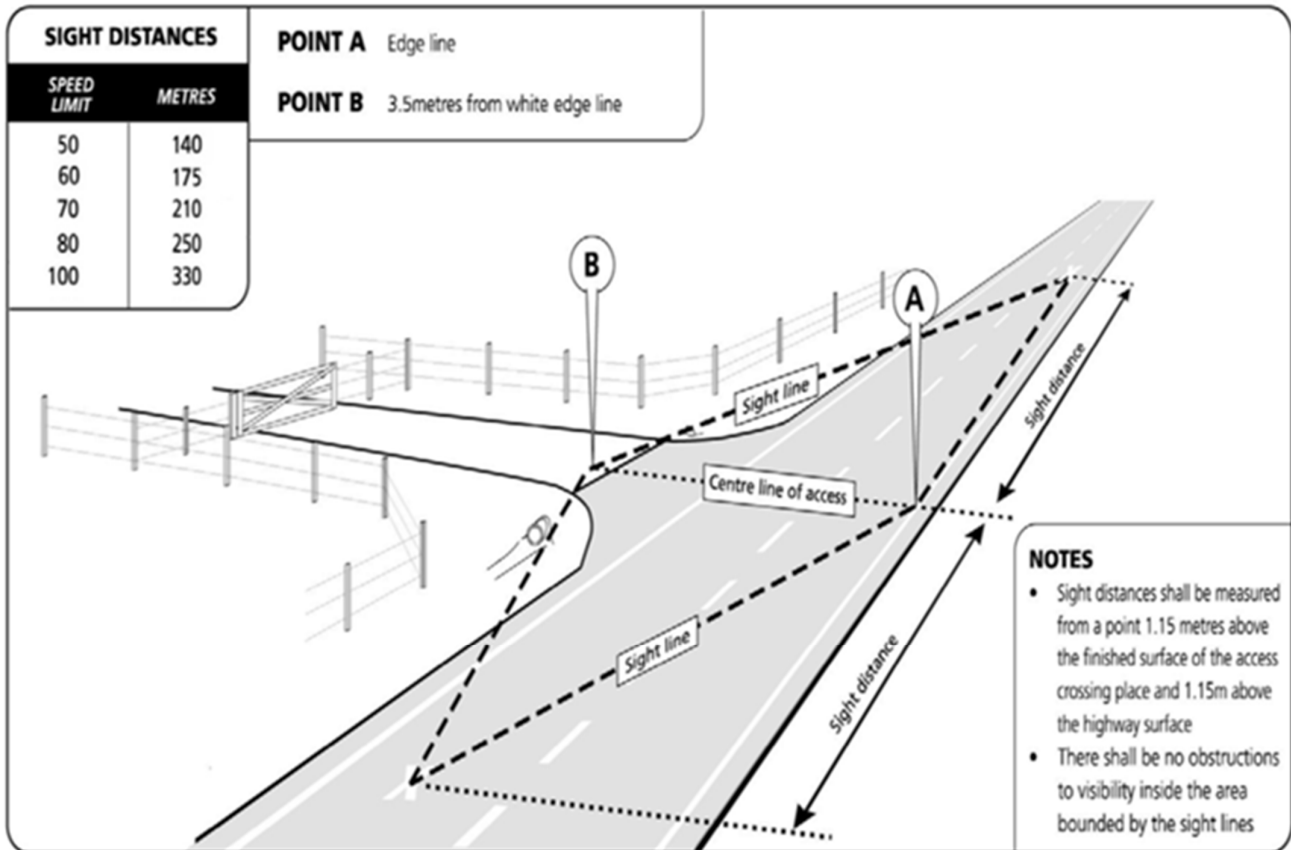


Any application to reduce this standard will require the consent of TranzRail Ltd as an affected party.

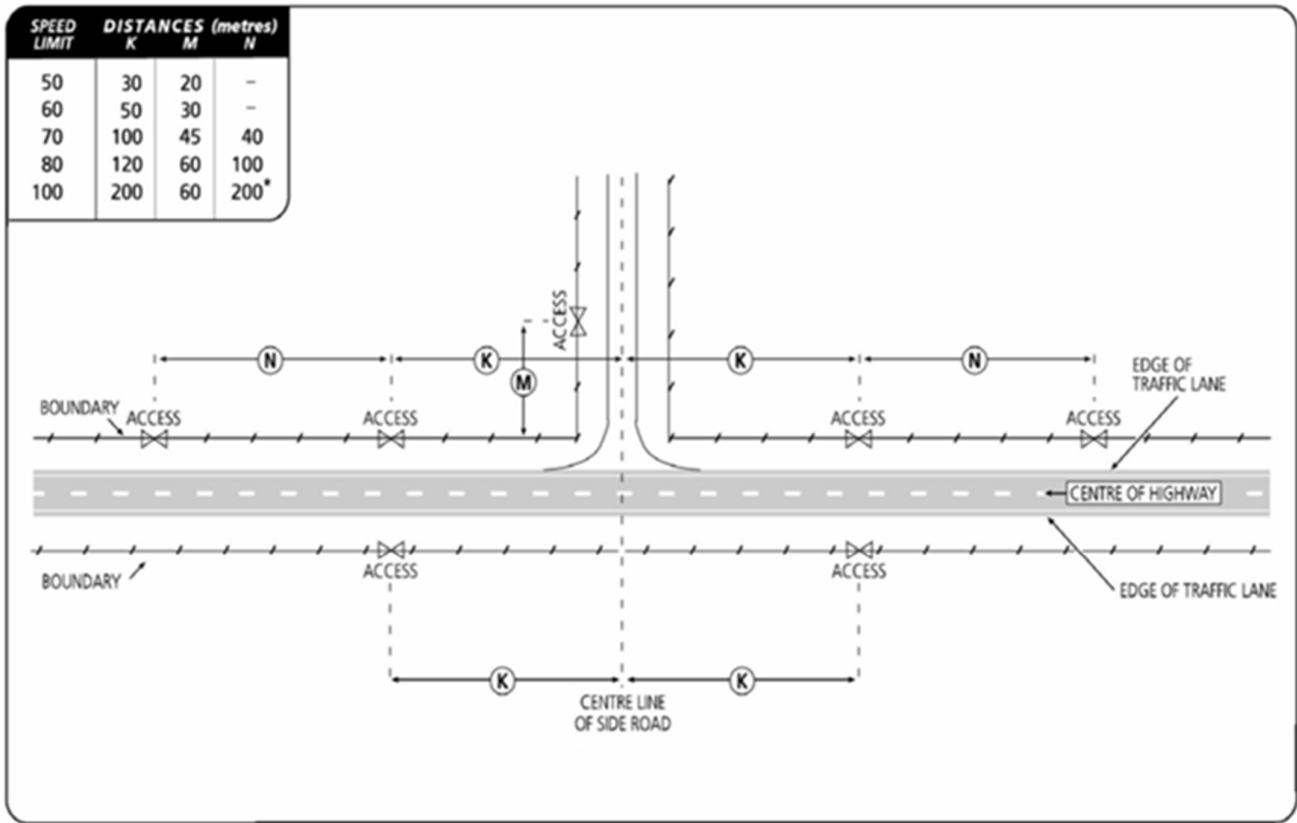
TP-Diagram 2 Access sight lines (Plan view)



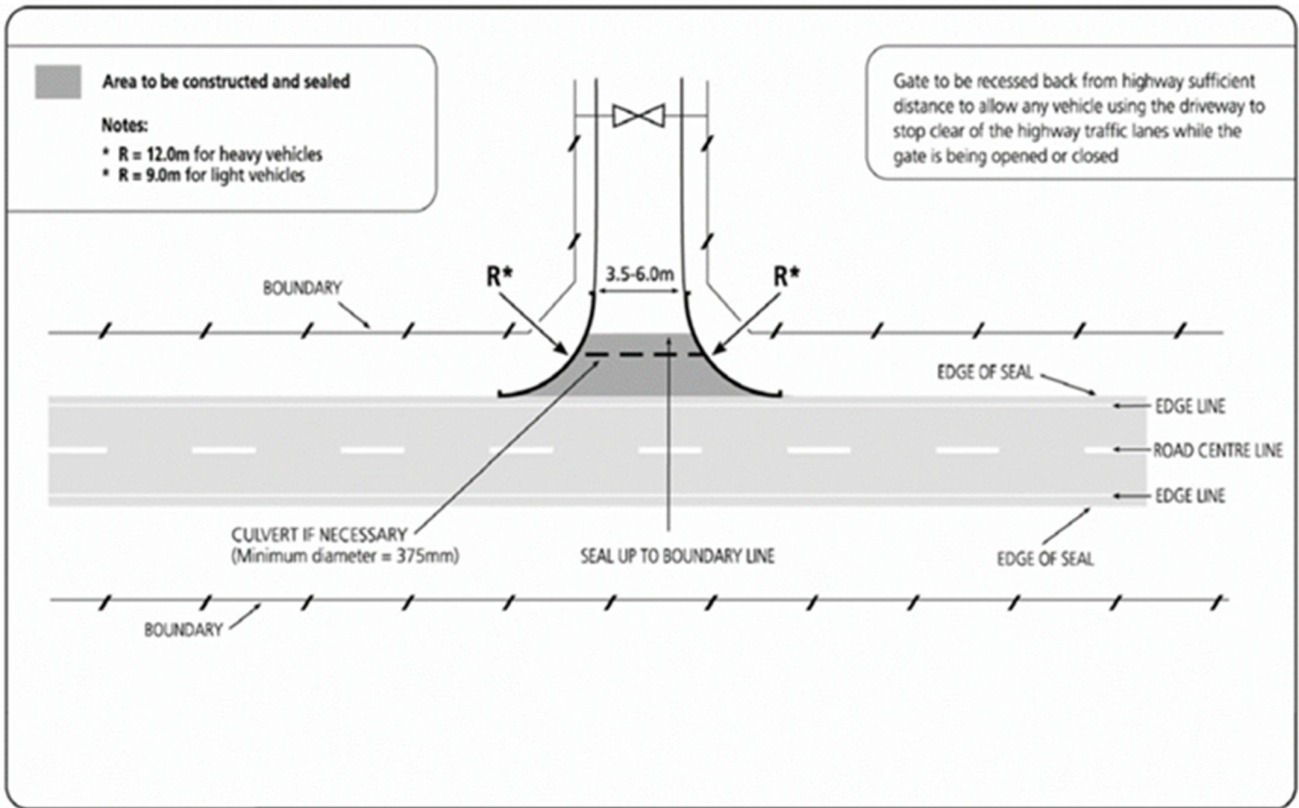
TP-Diagram 3 Access sight lines (Perspective view)



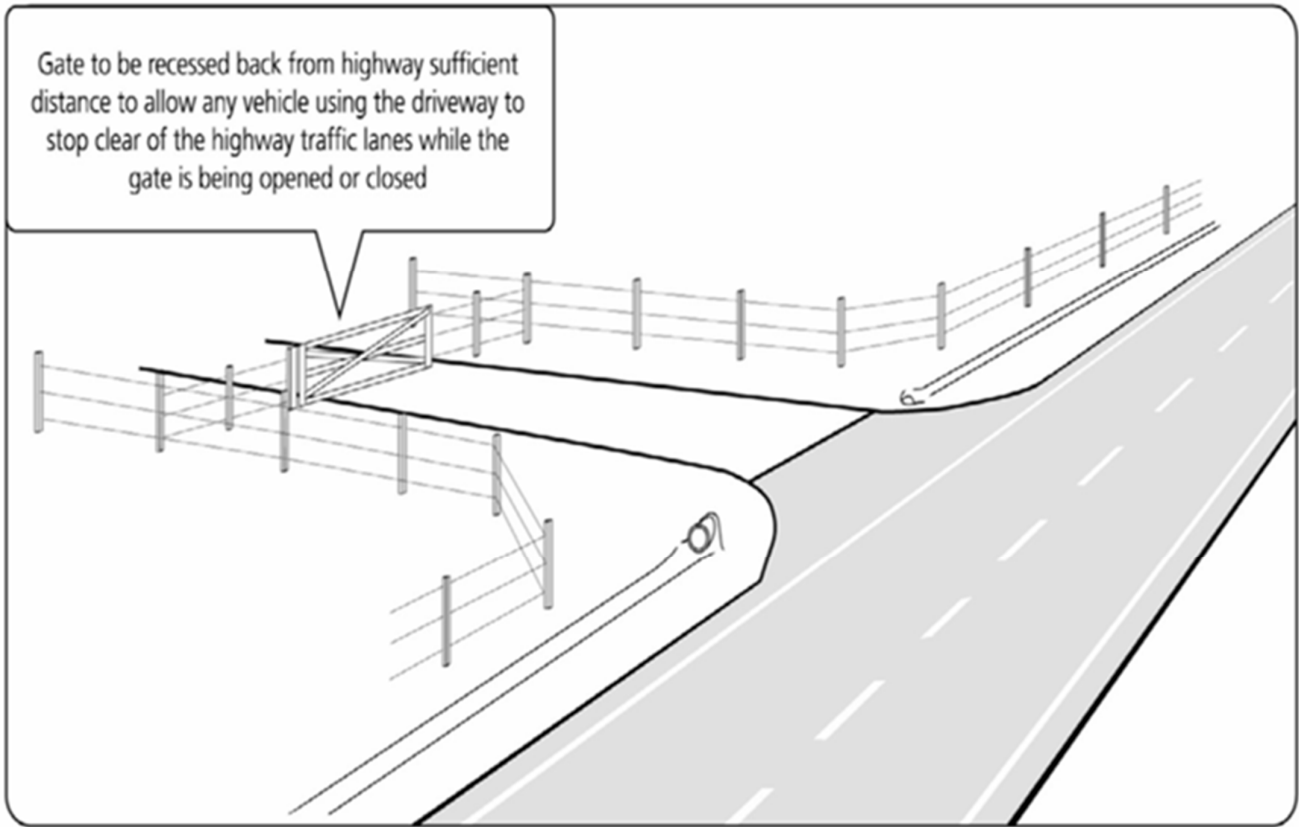
TP-Diagram 4 Access separation from intersections and other accesses (Plan view)



TP-Diagram 5 Access separation from intersections and other accesses (Perspective view)

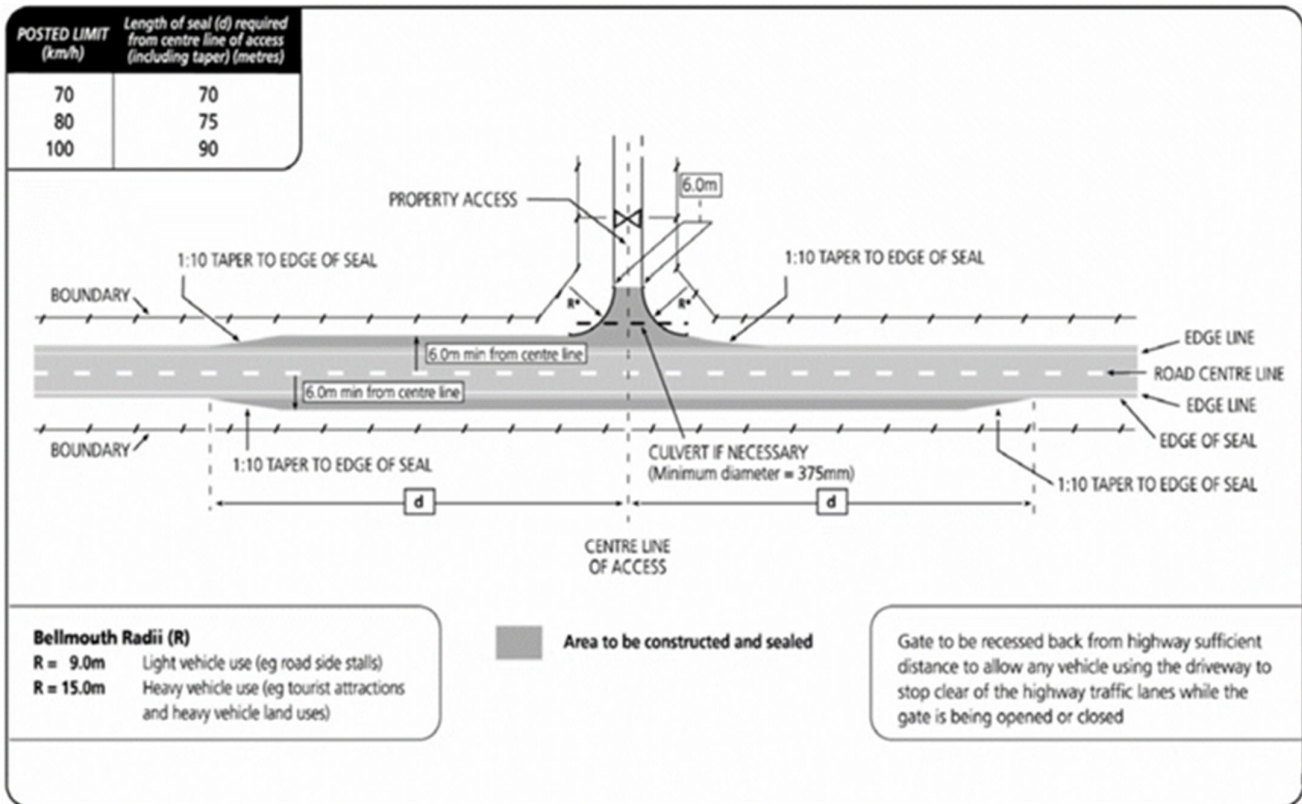


TP-Diagram 7 Low use* access design standard for rural State Highways (Perspective view)

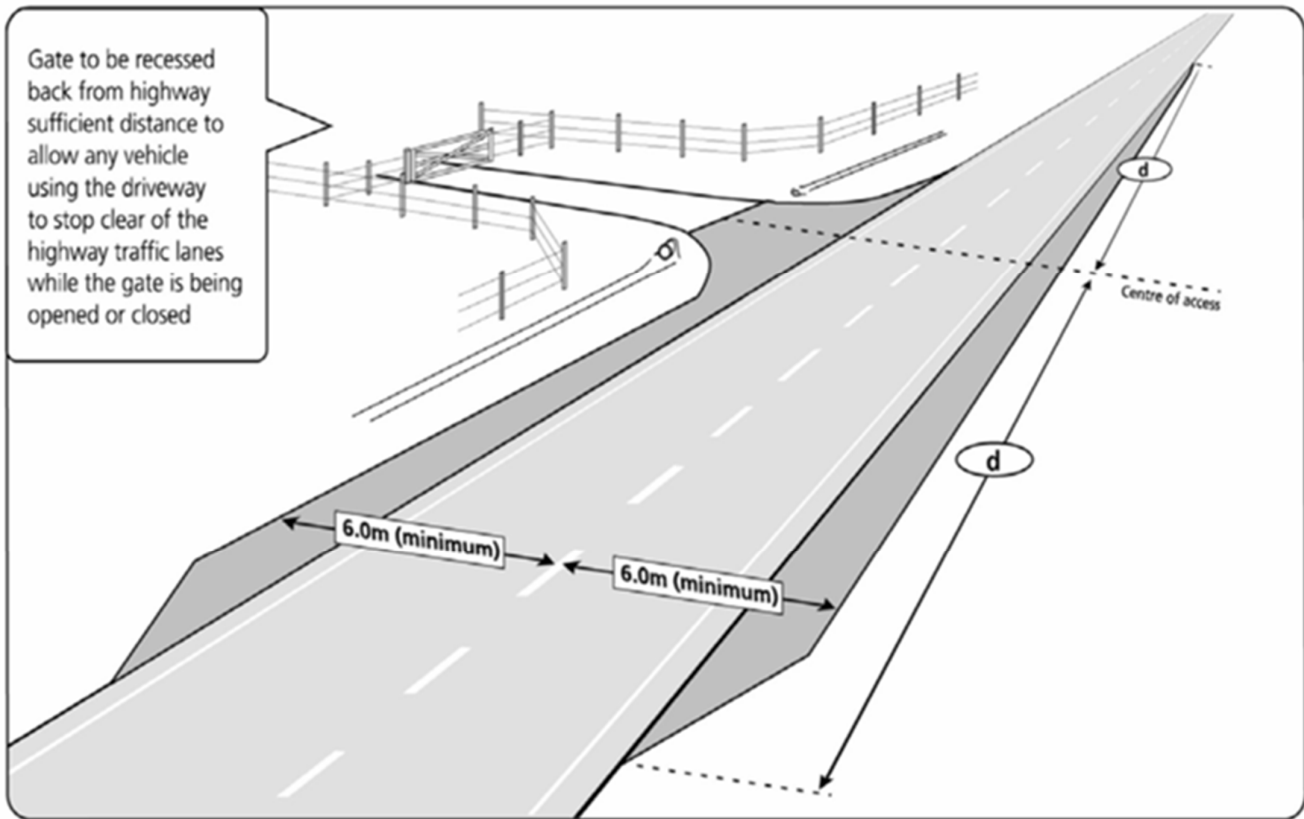


**Low use is defined as up to 30 vehicle movements per day*

TP-Diagram 8 Moderate use* access design standard for rural State Highways (Plan view)



TP-Diagram 9 Moderate use* access design standard for rural State Highways (Perspective view)



*Moderate use is defined as 31-100 vehicle movements per day

SUB-RUR — Subdivision in Rural Zones

The subdivision provisions below also apply to subdivision within Development Area 2 – Mount Marua Structure Plan Area

Issues

SUB-RUR-11

The loss of rural character, the destruction of significant areas of indigenous vegetation and areas of significant habitat for fauna, the degradation of amenity values from development and activities and competing expectations of, and demands for, rural resources.

The rural environment is highly valued for a variety of reasons. It has been highly modified by changes in land use and exhibits a range of characteristics. The valley floors are characterised by a patchwork of fields under pasture with farm and other buildings dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic forestry plantations and indigenous forest.

While the appearance of the rural environment is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of buildings and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse effects which may be generated by farming

~~activities, forestry and other activities commonly located in the rural environment. Loss of this open space through more intensive subdivision and subsequent residential development may create an environment in which the effects of rural activities are no longer acceptable.~~

SUB-RUR-12

~~The loss of the life supporting capacity of soil through inappropriate development and unsustainable land use practices.~~

~~Land and soil are the most important non-renewable resources in the City, and form part of the City's economic and social wellbeing. The productive potential of land relies on the ability of the soil resources to support the production of food, the growth of plantation timber and the sustenance of indigenous vegetation. Soil retention is important in maintaining the life supporting capacity of land in the City as well as protecting water quality. The productivity of soils is also dependent on soil quality which results from the physical, chemical and organic elements that make up soil.~~

~~Subdivision, and subsequent development, can affect the life supporting capacity of soils. They can be removed, compacted, covered, contaminated or otherwise damaged by development.~~

SUB-RUR-13

~~Limited development opportunities in the Blue Mountains Precinct due to infrastructural and environmental constraints.~~

~~Subdivision and development in the Blue Mountains Precinct is restricted due to constraints associated with land stability, drainage, existing allotment sizes and roading and access. There is difficulty with sewage disposal due to poor soakage, as well as limited opportunities to draw groundwater. Blue Mountains Road requires major upgrading to accommodate further development and this may result in significant adverse environmental effects.~~

~~The Blue Mountains Precinct is separately identified in the Plan. Because of its physical constraints, development can only be contemplated where adverse effects can be adequately mitigated. The present capacity of Blue Mountains Road is a limiting factor in considering development proposals in the areas served by it.~~

Objectives

SUB-RUR-01

Protection of rural productivity

~~The productive capacity of highly productive land is protected from fragmentation.~~

SUB-RUR-02

Rural lifestyle subdivision

~~Subdivision within the Rural lifestyle zone is consistent with and maintains rural character and amenity values.~~

SUB-RUR-03

Settlement Zone subdivision

~~Subdivision within the Settlement zone contributes to the creation of rural villages.~~

SUB-RUR-04

Density within General Rural Zone

~~The General rural zone is characterised by low density of development.~~

SUB-RUR-05

Berketts farm precinct

Berketts Farm Precinct is a high quality rural residential development that integrates with the natural environment and enhances indigenous biodiversity

Policies

SUB-RUR-P1 To manage **Development in the adverse environmental effects Rural Zones arising from the scale, density, number and location of earthworks, new building developments and activities so that they do not significantly compromise rural character and landscape values.**

Buildings, structures and

To manage the adverse environmental effects arising from density and associated earthworks which are development activities so that they do not in harmony with significantly compromise the productive capacity of highly productive land, rural landscape have the potential to adversely affect the appearance and amenity values, rural character of the environment. Council seeks to maintain the natural elements which give the rural area its character. For this reason the District Plan seeks to limit the number of new buildings and structures by controlling the subdivision of rural land, limiting the intensity of residential and other activities, and by placing control on associated earthworks/landscape values.

SUB-RUR-P2 To ensure that subdivision within the Rural Production Subdivision and General Rural Zones minimise adverse effects on rural character, areas of significant indigenous flora or fauna, and amenity values.

The Rural Production Zone is characterised by a range

Provide for subdivision, use, and development where it does not compromise the purpose, character, and amenity values of land uses which generally retain the zone, particularly where the land is open farmland characteristics visible from roads and public places. The Valley Floor areas have a low level of building development. While there are some areas in which there are a number of structures, there is generally a high degree of separation between clusters of buildings.

The General Rural Zone comprises significant areas of both indigenous and exotic forest which will remain a dynamic environment as varying ages of forest are harvested and planted. It also contains small areas of pastoral farming and areas in various states of reversion to indigenous vegetation.

Maintaining larger site sizes in the Rural Production and General Rural Zones will generally ensure that the rural character is not compromised by numerous clusters of buildings spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger sites also assist in avoiding the creation of nuisances resulting from inadequate separation between new residential units and existing activities. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban environment. Further consideration is given to these matters in Chapters NFL and ECO.

SUB-RUR-P3 **Natural hazards**

SUB-RUR-P3 To provide for rural lifestyle subdivision which maintains the rural character and amenity values and avoids, remedies or mitigates the effects of natural hazards.

The presence of smaller sites in the Rural Lifestyle Zone provides the opportunity for a variety of residential and rural land uses in areas where change to the rural character may not be so marked. The pattern of development within the areas is much closer than in the other rural areas, with

~~structures occurring at more regular intervals. Use of land in the Zone is more varied.~~

~~Proposed sites within the Rural Lifestyle Zone shall be of a sufficient size to ensure that subsequent development provides for maintenance of rural character and amenities and is visually unobtrusive. The existence of potential natural hazards such as flooding and landslip need to be recognised and taken into account in any development proposals.~~

SUB-RUR-P4

~~To ensure that **Appropriate subdivision** within the General Rural Zone minimise adverse effects on significant natural, ecological, scenic, visual, landscape, recreational and cultural values.~~

~~The General Rural Zone contains some~~

~~**Enable subdivision where it results in allotments that:**~~

- ~~1. are consistent with the purpose, characteristics and amenity values of the most scenic areaszone;~~
- ~~2. comply with the minimum allotment sizes for each zone;~~
- ~~3. result in building platforms sized to maintain the Wellington Region character of the zone; and~~
- ~~4. have appropriate legal and provides significant recreational opportunitiesphysical access. The proximity to large urban areas increases the importance of preserving the landscape and natural values for the enjoyment of residents and visitors to these areas. Consequently, there are provisions for landscape and visual amenity in the District Plan. When assessing development proposals, particular regard will be given to avoiding adverse effects on areas with high visual amenity and features with special cultural significance.~~

~~It is intended to protect the Blue Mountains Precinct Area by restricting further subdivision and development in order to retain its rural character and amenity, and avoid potential environmental impacts. Within this area and nearby settlements, development is restricted due to environmental and infrastructural constraints, as properties are not connected to a common drainage disposal system of water supply. Roading access provides further development constraints. However, development can be contemplated when the effects on the environment and infrastructural resources can be adequately addressed. The specific controls which apply in the Blue Mountains Area are in addition to those applying in the General Rural Zone.~~

SUB-RUR-P5

~~To avoid, remedy or mitigate the adverse effects **Infrastructure capacity of activities on soil, water, land and other natural resources.**~~

~~The soils, water and land of the rural environment are finite in nature. Without them, life could not be supported. Food and fibre products could not be produced and indigenous flora and fauna would not be sustained. Council seeks to ensure **Ensure that subdivision does not significantly impair the life-supporting creates allotments that are able to accommodate on-site wastewater, stormwater and water supply infrastructure, and provides sufficient water supply capacity of the rural environment's natural resources for firefighting purposes.**~~

SUB-RUR-P6

~~To avoid or mitigate run off, contamination and erosion of soil from **subdivision** so as to sustain the life-supporting **Productive capacity of the soil: highly productive land**~~

~~It is important to ensure that activities are managed in such~~

~~**Restrict the fragmentation of highly productive land in a way as to avoid that diminishes the depletion productive capacity of resources. Subdivision and land development in areas prone to soil erosion can have an adverse effect on soil retention. The acceleration of erosion in such circumstances depletes the soil resource and can have adverse impacts on water quality and on vegetation in the margins of waterbodiesland. The rural area can be used for a variety of activities as long as the potential effects of erosion and contamination are considered and addressed.**~~

SUB-RUR-P7

~~To encourage new development of an urban nature to locate within the urban areas of the City.~~

The edge of the urban area is defined by the interface with rural areas. Council generally intends to contain new urban development within the existing urban area. Intensive urban development generally has a detrimental impact on the life-supporting capacity of soils, water, land and other natural resources in the rural environment through removal, compaction, coverage and contamination associated with buildings, roads and discharges of waste to land and water. Urban expansion also leads to a radical transformation in the appearance of former rural areas and nullifies any open, vegetation dominated aspects of rural character. New residential development needs to be provided for in a sustainable manner. Accordingly, the Plan provides for new urban development in appropriate locations.

SUB-RUR-P7 Mixed use development in the Settlement Zone

SUB-RUR-P8 To provide for limited allotments suitable to facilitate appropriate mixed use development within the Blue Mountains Settlement zone within a rural setting Precinct which takes into account its environmentally sensitive nature.

Blue Mountains Road requires major upgrading to be able to accommodate significant further development and this could result in significant adverse environmental effects.

Subdivision in the Blue Mountains Precinct is a non-complying activity in order to deal with the infrastructural and servicing constraints, and the desire to maintain the natural character and amenity values. Subdivision proposals will be assessed on a case-by-case basis. While there will be circumstances where such effects are avoidable or readily able to be mitigated, development within the area is not encouraged due to environmental constraints. In addition, an integrated management approach is required with respect to the natural and physical resources within this area.

SUB-RUR-P8 Berketts Farm Precinct

Subdivision and development in the Berketts farm precinct is consistent with the Berketts Farm Structure Plan and is appropriately visually screened from Whitemans Valley Road, to maintain the rural character and amenity values of the zone.

Rules

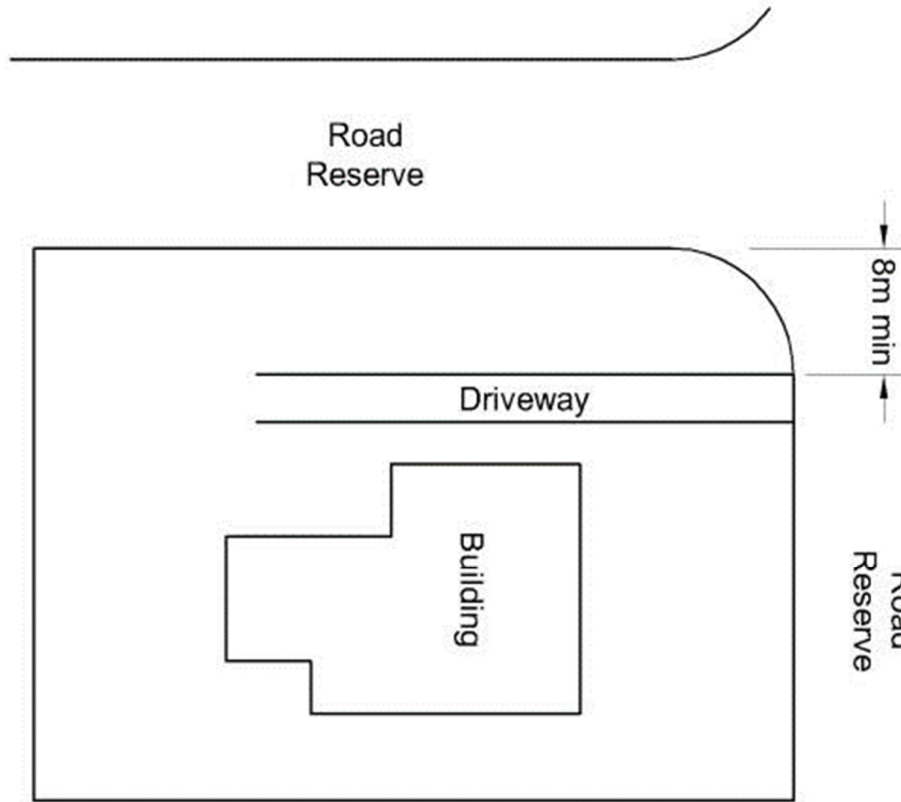
Activities Tables

Controlled Activities		Zones	
<p>SUB-RUR-R1 <i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6, GRUZ-P11, RPROZ-P9,</p>	<p>Subdivision which complies with the standards in SUB-RUR-S1 and SUB-RUR-S2 unless specified below. Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and esplanade strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. In addition to the above, within the Mount Marua Structure Plan Development Area – consistency with the Mount Marua Structure Plan. 	<p>CON</p>	<p><i>General Rural Rural Production Rural Lifestyle Development Area 2</i></p>

<p>RLZ-P8 DC-P1,</p>			
<p>SUB-RUR-R2 <i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6, GRUZ-P11, RPROZ-P9, RLZ-P8 DC-P1,</p>	<p>Subdivision around any existing lawfully established residential unit (not including minor residential units) which does not result in the creation of any new undeveloped site that contains no residential unit and complies with the access standards of SUB-RUR-S3. Note: this form of subdivision does not need to comply with the minimum net site area requirements of SUB-RUR-S1, but does need to meet the access standards of SUB-RUR-S2-S2 is not required. Council may impose conditions over the following matters: <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and esplanade strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. In addition to the above, within the Mount Marua Structure Plan Development Area – consistency with the Mount Marua Structure Plan. </p>	<p>CON</p>	<p>General Rural Rural Production <i>Settlement</i> Rural Lifestyle Development Area 2</p>
<p>SUB-RUR-R3 <i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6, GRUZ-P11, RPROZ-P9, RLZ-P8 DC-P1,</p>	<p>Subdivision of land for network utilities, reserves or conservation purposes. Council may impose conditions over the following matters: <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and esplanade strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. In addition to the above, within the Mount Marua Structure Plan Development Area – consistency with the Mount Marua Structure Plan. </p>	<p>CON</p>	<p>General Rural Rural Production <i>Settlement</i> Rural Lifestyle Development Area 2</p>
<p>SUB-RUR-R4 <i>Policies</i> SUB-GEN-P1, SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6, GRUZ-P11, RPROZ-P9, RLZ-P8 DC-P1,</p>	<p>Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional residential unit) that has been lawfully established in terms of the Building Act 2004. Council may impose conditions over the following matters: <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Landscaping. 3. Provision of and effects on network utilities and/or services. 4. Standard, construction and layout of vehicular access. 5. Earthworks. 6. Provision of esplanade reserves and esplanade strips. 7. Protection of any special amenity feature. 8. Financial contributions. 9. Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units. 10. Allocation of areas. </p>	<p>CON</p>	<p>General Rural Rural Production <i>Settlement</i> Rural Lifestyle Development Area 2</p>

<p>SUB-RUR-R5</p>	<p>Boundary adjustments Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> 1. Design, appearance and layout of the subdivision. 2. Provision of and effects on network utilities and/or services. 3. Standard, construction and layout of vehicular access. 4. In addition to the above, within the Mount Marua Structure Plan Development Area – consistency with the Mount Marua Structure Plan. 	<p>CON</p>	<p>General Rural Rural Production Settlement Rural Lifestyle Development Area 2</p>																													
<p>Controlled activities – restrictions on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.</p>																																
<p>Standards for Controlled Activities</p>			<p>Zone</p>																													
<p>SUB-RUR-S1</p>	<p>Standards for subdivision All subdivision complies with:</p> <ol style="list-style-type: none"> 1. road design provisions in TP-S10; 2. esplanades provisions in SUB-GEN-S1; and 3. financial contributions provisions in DC-R2. 	<p>General Rural Rural Production Rural Lifestyle Settlement Development Area 2</p>																														
<p>SUB-RUR-S1-S2 Policies SUB-RUR-P1, SUB-RUR-P7,</p>	<p>Minimum requirements for subdivision</p> <table border="1"> <thead> <tr> <th>Rural Zones</th> <th>Minimum net site area</th> <th>Average lot size within the subdivision</th> <th>Building Platform</th> </tr> </thead> <tbody> <tr> <td>Settlement</td> <td>2000m²</td> <td>n/a</td> <td>200m²</td> </tr> <tr> <td>Rural Lifestyle</td> <td>3000m²</td> <td>1ha</td> <td>200m²</td> </tr> <tr> <td>Rural Production</td> <td>4ha</td> <td>16ha</td> <td>200m²</td> </tr> <tr> <td>General Rural Hill</td> <td>20ha 1ha</td> <td>20ha</td> <td>200m²</td> </tr> <tr> <td colspan="4">Exemptions</td> </tr> <tr> <td colspan="4">These standards shall not apply to any allotment for a network utility, reserve or conservation purposes.</td> </tr> </tbody> </table>			Rural Zones	Minimum net site area	Average lot size within the subdivision	Building Platform	Settlement	2000m ²	n/a	200m ²	Rural Lifestyle	3000m ²	1ha	200m ²	Rural Production	4ha	16ha	200m ²	General Rural Hill	20ha 1ha	20ha	200m ²	Exemptions				These standards shall not apply to any allotment for a network utility , reserve or conservation purposes.				<p>General Rural Rural Production Settlement Rural Lifestyle Development Area 2</p>
Rural Zones	Minimum net site area	Average lot size within the subdivision	Building Platform																													
Settlement	2000m ²	n/a	200m ²																													
Rural Lifestyle	3000m ²	1ha	200m ²																													
Rural Production	4ha	16ha	200m ²																													
General Rural Hill	20ha 1ha	20ha	200m ²																													
Exemptions																																
These standards shall not apply to any allotment for a network utility , reserve or conservation purposes.																																
<p>SUB-RUR-S3</p>	<p>Access standards for subdivision</p> <ol style="list-style-type: none"> 1. Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point. 2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 3. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (identified in the Transport and Parking (TP) 			<p>General Rural Rural Production Settlement Rural Lifestyle Development Area 2 Development Area 3 Berkett's F</p>																												

Chapter) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre **setback** shall be measured from where the two front **boundaries** of the **site** (refer to the definition of a **corner allotment**) join, or in accordance with the diagram below.



5. Where a **corner allotment** is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no **building**, fence or other **structure** is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
6. At the intersection of a **road** or rail level crossing, no **building**, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram 1 in the Transport and Parking (TP)-Chapter.
7. **Subdivision** with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.

Restricted Discretionary Activities

Zones

SUB-RUR-R5-R6
Policies
 SUB-GEN-P2,
 SUB-GEN-P3,
 SUB-GEN-P4,
 SUB-RUR-P1,
 SUB-RUR-P2,
 SUB-RUR-P3,
 SUB-RUR-P7,

Subdivision which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2
Council will restrict its discretion to, and may impose conditions on:

1. ~~The extent to which the Transport activity effects will adversely affect traffic including vehicle access points onto roads and pedestrian safety state highways.~~
2. ~~The extent to which the activity will adversely affect the efficient functioning Design, appearance and layout of the reading network subdivision.~~
3. ~~Provision of and effects on network utilities and/or services.~~

RDISRDIS

General Rural
 Rural
 Production
 Settlement
 Rural Lifestyle
 Development
 Area 2

<p>SUB-RUR-P8, SUB-GEN-P10, SUB-GEN-P12, NH-P6</p>	<ol style="list-style-type: none"> 4. <u>Standard, construction and layout of vehicular access.</u> 5. <u>Esplanade reserves and esplanade strips.</u> 6. <u>Financial contributions.</u> 7. <u>Landscaping and visual effects.</u> 8. <u>Effects of earthworks.</u> 9. <u>Natural hazards.</u> 10. <u>Reverse sensitivity.</u> 11. <u>Compliance with the Code of Practice for Civil Engineering Works.</u> 12. Council's discretion is also restricted to the matters listed in SUB-RUR-R1. 		
<p>SUB-RUR-R6-R7 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, SUB-GEN-P12, NH-P6</p>	<p>Subdivision around any existing lawfully established of Residential Unit land that does not result in the creation of any new undeveloped site that contains no Residential Unit that does not comply Berketts Farm precinct complies with the access standards of SUB-RUR-S2-S7</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. 3. Council's restriction is also restricted to the matters listed in SUB-RUR-R1 	<p>RDIS</p>	<p>General Rural Berketts Farm Precinct Rural Production Rural Lifestyle Development Area 2</p>
<p>SUB-RUR-R7-R8 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6, NU-P1</p>	<p>Subdivision of land within the National Grid Subdivision Corridor which creates building platforms within 32m of high voltage (110kV or greater) electricity transmission lines as shown on comply with the Planning Maps *(refer to the definition of transmission line) standards in SUB-RUR-S6</p> <p>In addition Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. <u>The extent to which the subdivision allows for the ongoing efficient operation, maintenance, upgrading and development of the National Grid, including the ability for continued reasonable access for inspections, maintenance and upgrading.</u> 2. <u>The location of any complying future building platform as it relates to the matters listed in SUB-RUR-R1, Council National Grid Yard will restrict its discretion to, and may impose conditions on:</u> 3. The extent to which the subdivision design manages potential conflicts with existing lines by locating <u>allows for sensitive activities to be roads and reserves under setback from</u> the route of the line. The extent to which maintenance and inspections of transmission lines are affected including access. The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping National Grid. 4. The outcome nature and location of any consultation with vegetation to be planted in the affected utility operator. Separation distances between trees and conductors and the location and mature size vicinity of trees planted near the transmission lines National Grid and how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid. 5. Compliance <u>The ability of future development to comply with the NZECP 34:2001</u> New Zealand Electrical Code of 	<p>RDRDIS</p>	<p>General Rural Rural Production Settlement Rural Lifestyle Development Area 2</p>

	<p>Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</p> <ol style="list-style-type: none"> 6. Measures necessaryThe risk of electrical hazards affecting public or individual safety, and the risk of property damage. 7. The outcome of any consultation with the owner and operator of the National Grid. 8. The risk to avoid, remedy or mitigatethe structural integrity of the National Grid. 9. The extent to which the subdivision design and consequential development will minimise the potential adversereverse sensitivity on and amenity and nuisance effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing on the risks to structural integrity, and safety risks associated with the use of mobile machineryNational Grid asset. <p>Restriction of notificationNote: Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act,If a resource consent application is made under this rule, Transpower will be precluded from public notification under section 95A,considered an affected person in accordance with Section 95E of the Act and limited notification will be served on Transpower New Zealand Limited asnotified of the only affected party under section 95BApplication, where written approval is not provided.</p>		
<p>SUB-RUR-R8-R9 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6,</p>	<p>Subdivision of a site within the Pinehaven Catchment Overlay that complies with the requirements of SUB-RUR-S3-S4 Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The matters listed in SUB-RUR-R1. 2. Ability for the subdivision and proposed design to ensure peak flow of stormwater discharge will be no greater than pre-subdivision-subdivision levels and thus achieve hydraulic neutrality. 3. The effect of the subdivision on the Pinehaven Flood Hazard Extent. 4. Recommendations and mitigation measures of the hydraulic report. 5. Consent notice restricting the future development of the allotment to the design and recommendations of the hydraulic neutrality report. 6. Matters addressing the standards for access under SUB-RUR-S2 where any standards are not met. 	<p>RDRDIS S</p>	<p>General Rural Rural ProductionLifestyle RuralLifestyle</p>
<p>SUB-RUR-R9-R10 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6,</p>	<p>Subdivision within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent, which results in any undeveloped allotment that contain no residential unit or non-residential building and complies with the requirements of SUB-RUR-S4-S5. Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The matters contained in Rule SUB-RUR-R1. 2. The appropriateness of the proposed building platform in terms of area and location in relation to the flood hazard and/or erosion risk. 3. Ability for a future residential unit to be constructed above the 1 in 100 year flood level. 4. The effect of the future development of the building platform on the function of the floodplain. 5. Consent notice restricting the future development to the 	<p>RDIS</p>	<p>General Rural Rural Production Settlement Rural Lifestyle Settlement</p>

	<p>identified platform.</p> <p>6. The suitability of the proposed access to the future building platform to facilitate access during a 1 in 100-year flood event and does not obstruct or divert floodwater flows within the Flood Hazard Extent.</p>																			
Standards for Restricted Discretionary Activities			Zones																	
<p>SUB-RUR-S3-S4 <i>Policy</i> SUB-GEN-P4</p>	<p>Standards for subdivision within the Pinehaven Catchment Overlay</p> <ol style="list-style-type: none"> 1. Achieves hydraulic neutrality. 2. Provision of a report by a suitably qualified and experienced person providing an assessment of the ability for the site to achieve hydraulic neutrality in accordance with the requirements of Section 2.4.11 of Part 1 of this Plan. 3. Compliance with the standards of SUB-RUR-S1. 	<p><i>General Rural Rural</i> <i>Production Lifestyle</i> <i>Rural Lifestyle</i></p>																		
<p>SUB-RUR-S4-S5 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, NH-P6</p>	<p>Standards for subdivision within the Ponding Area or Erosion Hazard Area of the Mangaroa Flood Hazard Extent</p> <ol style="list-style-type: none"> 1. Where the proposed building platform is located within the Erosion Hazard Area, provision of a report by a suitably qualified and experienced person to determine the erosion risk is required in accordance with Section 2.4.10 of Part 1 of this Plan. 2. Suitable future building platform area for the residential unit must be identified and must not be located within an Overflow Path or River Corridor. 3. Access serving the building platform is above the 1 in 100-year flood level and does not cross an Overflow Path or River Corridor. 4. Complies with the standards of SUB-RUR-S1. 	<p><i>General Rural Rural</i> <i>Production Rural Lifestyle</i> <i>Settlement</i></p>																		
<p>SUB-RUR-S6</p>	<p>Standards for subdivision within the national grid subdivision corridor</p> <ol style="list-style-type: none"> 1. it is demonstrated that all resulting allotments, except allotments for access or public work, are capable of accommodating a building platform for the likely principal building(s) and any building(s) for sensitive activities wholly outside the national grid yard (other than where the allotments are for roads, accessways and network utilities); and 2. the layout of allotments and any enabling earthworks shall ensure that physical access is maintained to any national grid support structures located on the allotments, including any balance area. 	<p><i>All zones</i></p>																		
<p>SUB-RUR-S7</p>	<p>Subdivision within the Berketts Farm precinct</p> <ol style="list-style-type: none"> 1. The maximum number of allotments and minimum allotment sizes in the development areas identified in Appendix 3 – Berketts Farm structure plan must not exceed those set out in the table below. <table border="1" data-bbox="363 1394 1258 1707"> <thead> <tr> <th>Precinct development area</th> <th>Minimum allotment size (m²)</th> <th>Maximum number of allotments</th> </tr> </thead> <tbody> <tr> <td>Southern hills</td> <td>7000</td> <td>36</td> </tr> <tr> <td>Ridgeline</td> <td>4000</td> <td>16</td> </tr> <tr> <td>Northern spur</td> <td>4000</td> <td>19</td> </tr> <tr> <td>Lower ridgeline</td> <td>4000</td> <td>19</td> </tr> <tr> <td>Valley</td> <td>4000</td> <td>13</td> </tr> </tbody> </table> <ol style="list-style-type: none"> 2. Location of allotments, accesses and roads shall be consistent with the Berketts Farm Structure Plan. 3. All building platforms must be located so resulting earthworks or buildings will not be visible from Whitemans Valley Road. 4. All existing Indigenous Vegetation is retained and legally protected. 5. each allotment is enhanced with the addition of new indigenous 	Precinct development area	Minimum allotment size (m²)	Maximum number of allotments	Southern hills	7000	36	Ridgeline	4000	16	Northern spur	4000	19	Lower ridgeline	4000	19	Valley	4000	13	<p><i>Berketts Farm precinct</i></p>
Precinct development area	Minimum allotment size (m²)	Maximum number of allotments																		
Southern hills	7000	36																		
Ridgeline	4000	16																		
Northern spur	4000	19																		
Lower ridgeline	4000	19																		
Valley	4000	13																		

		<u>vegetation on a minimum of 10% of the allotment.</u>	
Discretionary Activities			Zone
<p>SUB-RUR-R10-R11 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RES-P5, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6</p>	<p>Subdivision of a site identified in Schedules HH-SCHEM4-Schedule 1 or TREE-SCHEM4-Schedule 1</p>	DIS	<p>General Rural Rural Production <u>Settlement</u> Rural Lifestyle Development Area 2</p>
<p>SUB-RUR-R11-R12 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6</p>	<p>Subdivision which does not comply with the standards specified in: 1. SUB-RUR-S1; 2. SUB-RUR-S2; or 3. SUB-RUR-S3</p>	DIS	<p>General Rural Rural Production <u>Settlement</u> Rural Lifestyle Development Area 2</p>
<p>SUB-RUR-R12-R13 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6</p>	<p>Subdivision within the Ponding Area and Erosion Hazard Area of the Mangaroa Flood Hazard Extent which results in any undeveloped allotments that contain no residential unit or non-residential building, where one or more of the following occurs; 1. The proposed access is below the 1 in 100-year flood level; 2. Proposed access is located within an Overflow Path; 3. Proposed allotments do not comply with SUB-RUR-S1.</p>	DIS	<p>General Rural Rural Production Rural Lifestyle <u>Settlement</u></p>
<p>Advice Note: For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p>			
Non-Complying Activities			Zone
<p>SUB-RUR-R13-R14 <i>Policies</i> SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4,</p>	<p>Creation of an allotment that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works.</p>	NC	<p>General Rural Rural Production <u>Settlement</u> Rural Lifestyle Development</p>

<p>SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P9, SUB-GEN-P10, NATC-P1, NH-P6</p>			<p>Area 2</p>
<p>SUB-RUR-R14-R15 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6</p>	<p>Subdivision of a site within the <u>Pinehaven Catchment Overlay</u> that does not meet the standard of SUB-RUR-S3.</p>	<p>NC</p>	<p>General Rural Rural Production Rural Lifestyle <u>Settlement</u></p>
<p>SUB-RUR-R15-R16 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6</p>	<p>Subdivision within the Mangaroa Flood Hazard Extent which results in any new undeveloped allotments that contain no residential unit, where one or more of the following occurs:</p> <ol style="list-style-type: none"> 1. The proposed building platform is located within an Overflow Path or River Corridor; 2. Access to the building platform is within a River Corridor. 	<p>NC</p>	<p>General Rural Rural Production Rural Lifestyle <u>Settlement</u></p>
<p>SUB-RUR-R17</p>	<p>Subdivision within the <u>national grid subdivision corridor</u> which does not comply with SUB-RUR-S6.</p>	<p>NC</p>	<p>All zones</p>
<p>SUB-RUR-R16 Policies SUB-GEN-P2, SUB-GEN-P3, SUB-GEN-P4, SUB-RUR-P1, SUB-RUR-P2, SUB-RUR-P3, SUB-RUR-P7, SUB-RUR-P8, SUB-GEN-P10, NH-P6</p>	<p>Subdivision in the Blue Mountains Area</p>	<p>NC</p>	<p>General Rural Blue Mountains Precinct</p>
<p>Matters for Consideration</p>			<p>Zone</p>
<p>Matters that may be relevant in the consideration of any resource consent may include the following:</p>			
<p>SUB-RUR-MC1</p>	<p>Subdivision</p> <ol style="list-style-type: none"> 3. Where located within the Mangaroa Flood Hazard Extent; 3. An assessment of the proposed access to the building platform to achieve suitable access during a 1 in 100-year flood event, and its effect on 		<p>General Rural Rural Production Rural Lifestyle</p>

	<p>obstructing or diverting Overflow Paths or floodwater flows within the Flood Hazard Extent.</p> <p>4. Ability for the building platform to accommodate a future building with a finished floor level above the 1 in 100-year level.</p> <p>5. Suitability of the proposed allotment areas to accommodate future activities.</p> <p>6. Consent notice restricting the future development to the identified building platform area.</p>	
<p>SUB-RUR-MC2</p>	<p>Access</p> <p>3. Accessibility for public transport, cyclists and pedestrians.</p> <p>4. Compliance with the Code of Practice for Civil Engineering Works.</p> <p>5. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.</p> <p>6. Whether the activities proposed will not generate a demand for servicing facilities.</p> <p>7. Whether suitable alternative provision for servicing can be made.</p> <p>8. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.</p> <p>9. The extent to which any subdivision within the Mount Marua Structure Plan Development Area is consistent with the Mount Marua Structure Plan.</p>	<p><i>General Rural Rural Production Rural Lifestyle Development Area 2</i></p>

EW — Earthworks

Background

Earthworks and **land disturbance** may be required for **subdivision** or other **activities**. The undertaking of these **activities** in areas with **natural hazards**, active geological and geomorphological processes, watercourses, or where future urban growth will be directed may have adverse **effects** on the **environment**.

Resource Management Issues

EW-11 *The potential **effects** of **earthworks** and vegetation removal on the stability of the **land**.*

Earthworks and **land disturbances** have the potential to cause or aggravate **land** instability. This may result in subsidence, erosion or slippage if undertaken in areas which have topographical constraints, are subject to active geological processes or have a geological or subsoil structure that is susceptible to **land** displacement. Because **subdivision** can create expectations that land can be used more intensively, any subsequent development may increase exposure to risk from **natural hazards**.

Land instability can be a significant hazard. Depending on the location and type of **earthworks**, and the intended or potential use of the **site**, **earthworks** will need to be undertaken subject to standards to avoid a potential hazard to the community, **buildings** or the **environment**.

Due to the City’s geological and topographical characteristics, there are large areas of steep slopes vulnerable to erosion and slope instability. Removal of vegetation from these areas increases risks of erosion and there is the possibility of downstream hazards as a result of sedimentation of **streams** increasing the flood risk.

EW-12 *That **earthworks** and vegetation removal do not adversely affect significant natural landforms, areas of significant natural **indigenous vegetation** or significant habitats of indigenous fauna or areas of landscape and/or visual value as identified within the Southern Hills Overlay Area.*

Land disturbance in sensitive locations can seriously damage or denigrate the visual amenity of the **environment**. In the case of Upper Hutt, the eastern, southern and western hills are an important component of the landscape and visual appeal of the City. The scarring of **land**, whether urban or rural, detracts from the visual quality of the City.

Land disturbance in sensitive locations can also seriously damage or destroy the ecological values of the **environment**.

EW-13 *The potential of **earthworks** to alter the natural flow of surface **water** and to adversely affect the visual amenity of the City.*

Land disturbance can create visual **effects** beyond the area of development that may be visible for a long period of time. This affects the amenity of an area, neighbouring **properties** or the wider valley floor where **earthworks** are undertaken on hillsides or other visually prominent areas such as ridgelines.

Earthworks may alter the natural flow of surface **water** and hence can cause **effects** on lower lying **land**. This issue becomes particularly significant for the City as more development occurs along the surrounding hillsides.

EW-14 ***Earthworks** within identified **Flood Hazard Extents** can increase the flood hazard risk.*

Earthworks can adversely affect the function of the floodplain and therefore increase the flood risk to people and property.

Earthworks can obstruct or divert flood and surface **water** flow paths as well as increase erosion risk. Sediment loss from areas of work can affect the **stream** channel and have an impact on the function of the **stream** during times of flood.

Objectives

EW-01 *The promotion of development that is appropriate to the natural characteristics, landforms, and visual amenity of the City, significant areas of **indigenous vegetation** and habitats of indigenous fauna, is consistent with the sustainable use of **land**, and has regard for walking, cycling and public transport.*

Earthworks and **land disturbance** can create hazards such as **land** slippage, subsidence and falling debris. It is in the interest of the community that the adverse **effects** of **earthworks** are avoided, remedied or mitigated.

Earthworks undertaken in order to promote the development of **land** may affect the visual amenity of the City and hence the visual amenity enjoyed by surrounding residents and the wider community. It is essential that the adverse visual **effects** resulting from **earthworks** are avoided, remedied or mitigated.

Earthworks which alter the natural flow of surface **water** also generate adverse **effects** which need to be avoided, remedied or mitigated. Particularly, **earthworks** should be constructed in such a way to not concentrate **stormwater** generated from the development onto adjoining **properties**.

EW-02 *To control **earthworks** within identified **Flood Hazard Extents** and **Erosion Hazard Areas** to ensure that the function of the floodplain is not reduced and unacceptable flood risk to people and property is avoided or mitigated.*

Earthworks can result in unacceptable risk for future development or obstruct or divert flood flow

paths. Where **earthworks** are proposed within the **Flood Hazard Extent** or **Erosion Hazard Area**, the **natural hazard** constraints should be considered and areas subject to high hazards are avoided or **earthworks** managed to protect the integrity of the high hazard area.

Policies

EW-P1 *To ensure that **earthworks** are designed and engineered in a manner compatible with natural landforms, significant areas of **indigenous vegetation** and habitats of indigenous fauna, the amenity of an area, and the mitigation of **natural hazards**.*

Earthworks can leave unnatural forms or unsightly scars which in some cases can permanently detract from the amenities of an area. They can also alter **stormwater** and floodwater flows, cause potential for subsidence or erosion, or significantly affect the ecology of the area. For these reasons, **Council** considers that controls on such **activities** are necessary.

Earthworks are also essential for **building** development, which in some cases can have no more than minor environmental **effects**. Plan provisions have been designed to accommodate **earthworks** for **building** development whilst ensuring that adverse **effects** that may result from such **earthworks** on the amenity of an area are avoided, remedied or mitigated.

EW-P2 *To avoid, remedy or mitigate the contamination, degradation and erosion of soil from **earthworks** or vegetation removal through advocating responsible **land** use practices.*

It is important that **activities** on **land** are managed and monitored in such a way as to prevent the depletion of resources. This is particularly important in areas that are susceptible to this for a combination of reasons, including:

1. Erosion prone areas, due to geological and topographical conditions.
2. Climatic conditions, such as frequency and level of rainfall.
3. Vegetative conditions, such as an absence of vegetative cover.
4. Proximity of property or features that could be damaged by landslip, erosion or other events.
5. Proximity of **streams** that could be affected by sediment from runoff.

Although the Regional Council has primary responsibility in these areas, the City Council needs to address the potential **effects** of **land** use on the quality and life-supporting capacity of the City's **land** resources, and to employ such methods as are appropriate for encouraging good **land** use practice to complement the responsibilities of the Regional Council. The **Council** will also seek to be involved with the Regional Council on such matters.

EW-P3 *Limit **earthworks** in the high hazard areas within identified **Flood Hazard Extents** and **Erosion Hazard Areas** to avoid an increase in risk from flood hazards to people and property.*

Earthworks in high hazard areas are generally inappropriate and can result in the diversion of flood **waters**, blocking of **water** flow, or reduce bank stability, which can increase the risk to surrounding **properties**. To maintain the function of the floodplain it is important that the passage of flood **waters** is not impeded or blocked.

EW-P4 *To manage **earthworks** in the low hazard areas within identified **Flood Hazard Extents** and **Erosion Hazard Areas** to reduce the flood risk to people and property.*

Earthworks in lower hazard areas may be acceptable as there is less risk of the **earthworks** blocking **water** flow or diverting flood flows. Furthermore, **earthworks** are likely to be required to ensure that future **building** platforms (and in the case of the Mangaroa **Flood Hazard Extent**, the access routes) are above the 1 in 100-year flood level. Managing **earthworks** in these lower hazard areas will support the necessary mitigation and reduce the flood hazard threat to people and property, within the

identified **Flood Hazard Extents**.

- EW-P5** *Require **earthworks** within identified **Flood Hazard Extents** and **Erosion Hazard Area** to be designed to minimise erosion and loss of sediment from the area of work to **streams** and **rivers**.*

Earthworks in the **Flood Hazard Extent** and **Erosion Hazard Area** need to be undertaken in a manner to ensure that sediment runoff is minimalised. Sediment runoff has the potential to reduce the capacity of the **river** channel and exacerbate the flood risk. Furthermore, while not within the scope of the plan change, it is recognised that there are amenity, ecological and **water** quality benefits that are derived from controlling sediment runoff from **earthworks**.

- EW-P6** *Enable **earthworks** within identified **Flood Hazard Extents** and **Erosion Hazard Areas** that are directly associated with specific and planned **flood mitigation works** or floodplain management that are designed to reduce the flood risk to people and property or maintain the function of the floodplain.*

Earthworks that are undertaken for the express purpose of reducing the flood risk through mitigation works have wider community benefits and therefore it is appropriate that these are supported and encouraged through the policy framework. These works are often undertaken by Greater Wellington Regional Council (or an associated approved contractor) and will be identified in approved floodplain management plans (if one exists).

Rules

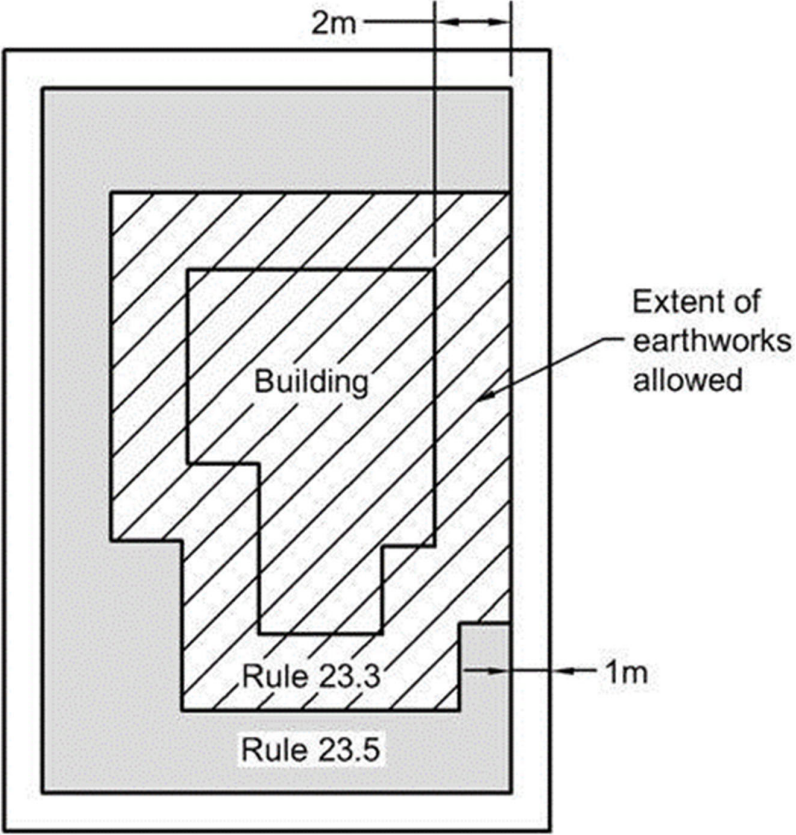
Activities Tables

Policies EW-P1, EW-P2, EW-P3, EW-P4, EW-P5, EW-P6, NFL-P3, ECO-P6, NU-P4

Permitted Activities			Zones
EW-R1	Earthworks which meet the standards under EW-S1 to EW-S17. Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.	PER	<i>All</i>
EW-R2	Earthworks within an area identified as Southern Hills Overlay Area which meet the standards under EW-S1 to EW-S12.	PER	<i>All</i>
Earthworks within the Pinehaven Flood Hazard Extent			
EW-R3	Earthworks within the Ponding Area of the Pinehaven Flood Hazard Extent which are directly required for the building platform associated with the alteration and addition to existing buildings , including new accessory buildings , and are less than 20m ² in area, and meet the standards under EW-S14.	PER	<i>All</i>
EW-R4	Earthworks associated with the flood mitigation works within the Pinehaven Flood Hazard Extent , which meet the standards under EW-S13.	PER	<i>All</i>
EW-R5	Earthworks associated with the maintenance , upgrade or installation of network utilities within the Ponding Area, Overflow Path or Stream Corridor of the Pinehaven Flood Hazard Extent where earthworks are located within the legal road reserve and complies with standards under EW-S16.	PER	<i>All</i>
Earthworks within the Mangaroa Flood Hazard Extent			

EW-R6	Earthworks within the Ponding Area of the Mangaroa Flood Hazard Extent , except in the General Residential Zone, are a Permitted Activity where the proposal complies with the relevant zone standards for Permitted Activities and meet the standards under EW-S15.	PER	All
EW-R7	Earthworks associated with flood mitigation works within the Mangaroa Flood Hazard Extent which meet the standards under EW-S13.	PER	All
EW-R8	Earthworks associated with the maintenance , upgrade or installation of network utilities within the Overflow Path or River Corridor of the Mangaroa Flood Hazard Extent where earthworks are located within the legal road reserve, and complies with the standards under EW-S16.	PER	All

Standards for Permitted Activities	Zones
------------------------------------	-------

<p>EW-S1 Policies EW-P1, EW-P2</p>	<p>1. Existing ground level shall not be altered by cutting by a vertical height of more than 1.5m, or filling by a vertical height of more than 0.5m.</p> <p>Exemption</p> <p>2. The above shall not apply where the area of earthworks for a specific building extends no more than 2 metres beyond the exterior foundations of the proposed building but no closer than 1 metre to a boundary and complies with an earthworks plane (as defined in Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.</p> 	<p>General Residential Commercial City Centre General Industrial Special Activity Development Area 1</p>
---	---	--

<p>EW-S2 Policies EW-P1,</p>	<p>1. Existing ground level shall not be altered by cutting or filling by a vertical height of more than 1.5m.</p> <p>Exemption</p>	<p>General Rural Rural Production</p>
---	--	---

<p>EW-P2</p>	<p>2. The above shall not apply where the area of earthworks for a specific building extends no more than 2 metres beyond the exterior foundations of the proposed building but no closer than 1 metre to a boundary and complies with an earthworks plane (as defined in Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site.</p>	<p>Rural Lifestyle Open Space Development Area 2 Development Area 3</p>
<p>EW-S3 Policies EW-P1, EW-P2</p>	<p>1. The physical extent of earthworks shall not exceed 150m² in surface area on any one site within any continuous 12 month period.</p> <p>Exemption</p> <p>1. In the General Residential, Commercial, City Centre, General Industrial, Special Activity, General Rural, Rural Production and Rural Lifestyle Zones, earthworks exceeding the foundations of a specific building by more than 2 metres are exempt from the 150m² surface area limit provided that the earthworks beyond the 2 metre foundation line of a building:</p> <ul style="list-style-type: none"> a. do not exceed a vertical cut height of 1.5m or a vertical fill height of 0.5m; and b. do not go closer than 1 metre to any boundary; and c. comply with an earthworks plane (as defined in Section 3.1) measured from a height of 1.5 metres at the ground level boundary and an angle of 45° into the site. 	<p>All</p>
<p>EW-S4 Policies EW-P1, EW-P2</p>	<p>1. Earthworks shall not be undertaken on erosion prone land, identified as land with a gradient steeper than 28 degrees, or within 10m of a downhill slope with a gradient steeper than 28 degrees (see diagram below).</p> <div data-bbox="293 940 1386 1541" style="text-align: center;"> <p>10m buffer from slope with a gradient greater than 28°</p> <p>Slope with a gradient greater than 28°</p> <p>Earthworks in the shaded area require resource consent</p> </div>	<p>All</p>
<p>EW-S5 Policies EW-P1, EW-P2</p>	<p>1. Earthworks shall not be undertaken within 10m of any waterbody (measured from the bank of the waterbody), or within the 1 in 100 year flood extent of the Hutt River (as defined on the Planning Maps).</p>	<p>All</p>
<p>EW-S6 Policies EW-P1, EW-P2</p>	<p>1. Sediment retention and run-off controls shall be implemented to ensure there is no contamination of natural water by sediment.</p>	<p>All</p>

EW-S7 <i>Policies</i> <i>EW-P1,</i> <i>EW-P2</i>	1. Earthworks which are not being worked for three months or more, shall be hydroseeded or sown in order to achieve ground cover.	<i>All</i>
EW-S8 <i>Policies</i> <i>EW-P1,</i> <i>EW-P2</i>	1. Earthworks shall be undertaken in accordance with the relevant provisions of the Code of Practice for Civil Engineering Works Exemption <ul style="list-style-type: none"> • The above standards shall not apply to earthworks for flood mitigation purposes undertaken or approved by a local authority. 	<i>All</i>
EW-S9 <i>Policies</i> <i>EW-P1,</i> <i>EW-P2</i>	1. Stormwater resulting from earthworks development is to be controlled and managed so as to avoid, remedy or mitigate adverse effects on other land.	<i>All</i>
EW-S10 <i>Policies</i> <i>NU-P4</i>	1. Within 12m of high voltage (110kV or greater) electricity transmission lines, earthworks shall not be undertaken that: <ol style="list-style-type: none"> a. Are at a depth greater than 300mm within 6m of the outer visible edge of a tower support structure; or b. Are at a depth greater than 3m between 6m and 12m of the outer visible edge of a tower support structure; or c. Create an unstable batter; or d. Result in a reduction of the existing conductor clearance distances. Exemptions <ol style="list-style-type: none"> 2. The above standard shall not apply to earthworks undertaken by utility operators. 3. The above standard shall not apply to normal agricultural or domestic cultivation or repair, sealing, resealing of an existing road, footpath or driveway. Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 94A(4) and 95C of the Act, a resource consent application required due to non-compliance with this standard will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.	<i>All</i>
EW-S11 <i>Policies</i> <i>EW-P1,</i> <i>EW-P2</i> <i>NFL-P3,</i> <i>ECO-P6</i>	Earthworks within an area identified as Southern Hills Overlay Area <ol style="list-style-type: none"> 1. Within an area identified as Southern Hills Overlay Area, existing ground level shall not be altered by cutting or filling by a vertical height of more than 2.5m. 	<i>All</i>
EW-S12 <i>Policies</i> <i>EW-P1,</i> <i>EW-P2</i> <i>NFL-P3,</i> <i>ECO-P6</i>	1. Within an area identified as Southern Hills Overlay Area, the physical extent of earthworks shall not exceed 300m ² in surface area on any one site within any continuous 12 month period.	<i>All</i>
EW-S13 <i>Policies</i> <i>EW-P6</i>	Earthworks associated with flood mitigation works within the Pinehaven or Mangaroa Flood Hazard Extents <ol style="list-style-type: none"> 1. Must be undertaken by Greater Wellington Regional Council, Upper Hutt City Council or their nominated contractor and be for the express purpose of mitigating the identified flood hazard and, where applicable, achieving the design and objectives of the relevant floodplain mitigation plan. 	<i>All</i>
EW-S14 <i>Policies</i> <i>EW-P4</i>	Within the Ponding Area of the Pinehaven Flood Hazard Extent, earthworks directly required for the building platform associated with the alteration and addition to existing buildings , including new accessory buildings , provided	<i>All</i>

EW-P5	<p>they are 20m² or less in area, must comply with the following standards:</p> <ol style="list-style-type: none"> 1. Earthworks must be directly associated with the building platform of the proposed extension or alteration or new accessory building provided for as a permitted activity under NH-R2; and 2. The earthworks cannot exceed 20m² in area; and 3. The earthworks must not be within the Stream Corridor or an Overflow Path. 		
EW-S15 Policies EW-P3 EW-P4 EW-P5	<p>Earthworks within the Ponding Area of the Mangaroa Flood Hazard Extent, except in the General Residential Zone, where the proposal complies with the relevant zone standards for Permitted Activities</p> <p>The earthworks are required to comply with the following standards:</p> <ol style="list-style-type: none"> 1. Must not be within the Erosion Hazard Area, River Corridor or Overflow Path; and 2. Must not be located in a General Residential Zone; and 3. Complies with the relevant earthworks zone standards for Permitted Activities. 	All	
EW-S16 Policies EW-P3 EW-P4 EW-P5 NU-P15	<p>Earthworks associated with the maintenance, upgrade or installation of network utilities within the identified Pinehaven and Mangaroa Flood Hazard Extents where earthworks are located within the legal road reserve</p> <ol style="list-style-type: none"> 1. Ground levels are reinstated to those existing prior to the works; or 2. Earthworks are associated with the installation of underground utilities using directional drilling or thrusting techniques. 	All	
EW-S17 Policies EW-P1, EW-P2	<ol style="list-style-type: none"> 1. Permanent cuts must be formed at no greater than 26 degrees in soil and 55 degrees in rock; and 2. Filling must be completed in accordance with NZS:4431:1989 Code of practice for earth fill for residential development. 	Development Area 3	
EW-S18	<p>Earthworks shall not alter the existing ground level by cutting or filling by a vertical height of more than 500mm and all soil material must be retained on the same site.</p>	Rural production	
Restricted Discretionary Activities		Zones	
EW-R9 Policies EW-P1 EW-P2 NU-P4	<p>Earthworks which do not meet the standards under EW-S1 to EW-S17 unless specifically identified as a Discretionary or Non-Complying Activity</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Avoiding, remedying or mitigating effects related to the standard in question. 2. Financial contributions. 3. In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mount Marua Structure Plan. <p><i>Note: The Accidental Discovery Protocol in Appendix 2 applies to earthworks in Development Area 3.</i></p>	RDIS	All
EW-R10 Policies EW-P1 EW-P2 NFL-P3, ECO-P6	<p>Earthworks within an area identified as Southern Hills Overlay Area which do not meet any one or more of the standards under EW-S1 to EW-S10, but meet the standards under EW-S11 and EW-S12</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. Avoiding, remedying or mitigating effects relating to the standard in question. 2. Effects on visual values. 3. Effects on landscape values. 4. Effects on ecological values. 5. Measures to avoid, remedy or mitigate potential adverse effects. 6. In addition to the above, within the Mount Marua Structure 	RDIS	All

	Plan Development Area, consistency with the Mont Marua Structure Plan.		
Earthworks within the Pinehaven Flood Hazard Extent			
EW-R11 <i>Policies</i> EW-P2 EW-P3 EW-P4 EW-P5	All earthworks not associated with permitted building extensions (up to 20m ²) or flood mitigation works within the Ponding Area of the Pinehaven Flood Hazard Extent , which meet the standards under EW-S17 Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> 1. Height of cut or fill and area of earthworks above ground level. 2. Earthworks stability. 3. Erosion and sediment control. 4. Effect on the flooding risk to people and property. 5. Permanent surface treatment of earthwork area. 6. Avoiding, remedying or mitigating effects related to the standard in question. 7. Financial contributions. 	RDIS	<i>All</i>
Earthworks within the Mangarua Flood Hazard Area			
EW-R12 <i>Policies</i> EW-P3 EW-P4 EW-P5	Earthworks within the Ponding Area (excluding the Erosion Hazard Area) of the Mangarua Flood Hazard Extent which meet the standards under EW-S18 and where one of the following applies: <ol style="list-style-type: none"> 1. the proposal does not meet the Permitted Activity earthworks standards for the relevant zone, or 2. the proposal is within the General Residential Zone. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> 3. Height of cut or fill and area of earthworks above ground level. 4. Earthworks stability. 5. Erosion and sediment control. 6. Effect on the flood risk to people and property. 7. Permanent surface treatment of earthwork area. 8. Avoiding, remedying or mitigating effects related to the standard in question. 9. Financial contributions. 	RDIS	<i>All</i>
EW-R13 <i>Policies</i> EW-P3 EW-P4 EW-P5	Earthworks within the Erosion Hazard Area of the Mangarua Flood Hazard Extent which meet the standards under EW-S19. Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> 1. Effect on slope stability and appropriateness of the works based on the provided report required by Section 2.4.10 of Part 1 of this Plan. 2. Height of cut or fill and area of earthworks above ground level. 3. Erosion and sediment control. 4. Effect on the flood risk to people and property. 5. Permanent surface treatment of earthwork area. 	RDIS	<i>All</i>
Standards for Restricted Discretionary Activities			Zones
EW-S17 <i>Policies</i> EW-P2 EW-P3 EW-P4 EW-P5	Earthworks not associated with permitted building extensions or flood mitigation works within the Ponding Area of the Pinehaven Flood Hazard Extent <ol style="list-style-type: none"> 1. Earthworks must not be located within the Stream Corridor or an Overflow Path. 		<i>All</i>
EW-S18 <i>Policies</i>	Earthworks within the Ponding Area (excluding the Erosion Hazard Area) of the Mangarua Flood Hazard Extent		<i>All</i>

EW-P3 EW-P4 EW-P5	1. Earthworks must not be located within the Erosion Hazard Area , an Overflow Path or the River Corridor .		
EW-S19 Policies EW-P3 EW-P4 EW-P5	Earthworks within the Erosion Hazard Area of the Mangaroa Flood Hazard Extent 1. Where the proposal is located within the Erosion Hazard Area , provision of a report by a suitability qualified and experienced person to determine the erosion risk is required in accordance with the requirements of Section 2.4.10 of Part 1 of this Plan. 2. Earthworks must not be located within the River Corridor or an Overflow Path (but includes ponding areas within the Erosion Hazard Area).		All
Discretionary Activities			Zones
EW-R14	Earthworks on a site identified in Schedule HH-SCHED1 or affecting a tree identified in TREE-SCHED1 or UTG-SCHED1. For the purposes of this rule, the following exclusion applies: Earthworks undertaken by a network utility operator affecting a tree identified in UTG-SCHED1 when undertaken in compliance with the rules of the Urban Tree Groups (UTG) Chapter.	DIS	All
EW-R15	Earthworks within an area identified as Southern Hills Overlay Area which do not meet any one or more of the standards under EW-S11 and EW-S12.	DIS	All
Earthworks within the Mangaroa Flood Hazard Area			
EW-R16	Earthworks within an Overflow Path of the Mangaroa Flood Hazard Extent (excluding those associated with network utilities that are otherwise provided for as a Permitted Activity).	DIS	All
Non-complying Activities			Zones
Earthworks within the Pinehaven Flood Hazard Extent			
EW-R17	Earthworks within the Pinehaven Flood Hazard Extent (excluding those associated with flood protection works and network utilities that area otherwise provided for as permitted activities), which are within the Overflow Path or Stream Corridor .	NC	All
Earthworks within the Mangaroa Flood Hazard Area			
EW-R18	Earthworks within the River Corridor of the Mangaroa Flood Hazard Extent (excluding those associated with network utilities that are otherwise provided for as a Permitted Activity).	NC	All
Matters for Consideration			
Matters that may be relevant in the consideration of any resource consent may include the following:			
EW-MC1	Earthworks 1. The extent to which any cut or fill will remove existing vegetation, alter existing landforms, affect water quality, cause or contribute to land instability, soil erosion or affect existing natural features, such as water bodies . 2. The effect of any cut or fill on any stands of important indigenous vegetation , or sites , buildings or places of scientific, cultural or heritage value. 3. The extent to which any cut or fill can be restored or treated to resemble natural landforms. 4. The extent to which the proposed earthworks will impact on prominent or visually sensitive features, such as ridgelines, escarpments, water bodies , or high visual and/or landscape value areas identified within the Southern Hills Overlay Area. 5. The proposed methods and timing to avoid, remedy or mitigate potential adverse effects including rehabilitation, re-contouring and re-vegetation or retention of existing vegetation.		

	<ol style="list-style-type: none"> 6. The necessity for carrying out the work, and extent to which the earthworks are required. 7. Whether the earthworks proposed increase or decrease flood hazards. 8. The time period when the soil will be exposed. 9. Traffic movements. 10. Noise. 11. Dust. 12. The findings of any assessment prepared by a suitably qualified expert ecologist or landscape planner, either commissioned by Council or accompanying a resource consent application. 13. The Southern Hills Environmental Management Study prepared for Upper Hutt City Council by Boffa Miskell Ltd July 2008 14. Effect on the diversion or obstruction of flood waters in the Overflow Path and Stream/River corridors and proposed measures to mitigate the effect on the function of the floodplain. 15. Effect of the flood risk to people and property. 16. In addition to the above, within the Mount Marua Structure Plan Development Area, consistency with the Mount Marua Structure Plan.
<p>Advice Note For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.</p>	

Methods

EW-M1	<p>District Plan provisions consisting of:</p> <ol style="list-style-type: none"> 1. Rules to control the location of building platforms, earthworks and accessways in the identified Flood Hazard Extents and Erosion Hazard Area. 2. Performance standards and consent conditions to minimise the adverse effects of earthworks. These relate to: <ol style="list-style-type: none"> i. Provision of utilities, supply of water and disposal of effluent. ii. Landscape values, native vegetation, heritage and cultural sites. iii. Managing dust, waterbody siltation, soil erosion, effects on ground stability and other natural hazards. 3. Management of the effects of earthworks and clearing of native vegetation by using: <ol style="list-style-type: none"> i. Zone performance standards to establish thresholds for resource consents. ii. Management plans and monitoring of ongoing operations. 4. The ability to impose conditions on resource consents to avoid, remedy or mitigate any adverse effects.
EW-M2	Liaison with service providers and network utility operators .
EW-M3	The Code of Practice for Civil Engineering Works .
EW-M4	To record known sites of potential instability on a hazard register and to supply this information, in response to requests for project information memoranda and land information memoranda and for processing resource consents.

Anticipated Environmental Results

The following results are expected to be achieved by the objective, policies, methods and rules in this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results		Monitoring indicators	Data source
EW-AER1	Minimal adverse effects on the	Effectiveness of conditions of	Council complaints register

	environment from subdivision and earthworks	consent and methods used in managing adverse effects Complaints received about adverse effects	Council resource consent records and monitoring compliance
--	---	---	---

NOISE — Noise

Background

The Resource Management Act includes a wide definition of the **environment**. Many aspects of the **environment** are covered in other chapters of the Plan. A number of aspects of environmental quality deserve special attention. Poor levels of environmental quality, such as high levels of **noise** can degrade the quality of life. Upper Hutt enjoys high standards of environmental quality which should be preserved and protected.

Resource Management Issues

NOISE-I1 *The potential reduction of the City’s high standard of environmental amenity as a result of inappropriate development or inadequate protection from **activities**.*

Without adequate management to maintain or enhance a level of amenity appropriate to an area, the environmental quality of the City could be reduced. This could be as a result of high **noise** levels.

NOISE-I2 *The promotion of a healthy and safe built **environment**.*

The **environment** must be maintained in such a way that people’s health is not adversely affected by **land use activities**. Factors which may influence the health and safety of the community include noise.

Objective

NOISE-O1 *The promotion of a high level of environmental quality in the City by protecting **amenity values**.*

This objective seeks to minimise the **effects** of **activities** which can adversely affect the quality of the **environment**. It also seeks to promote a high level of environmental amenity within the City by appropriately managing the use, development and protection of **natural and physical resources**.

Policies

NOISE-P1 *To manage **noise** emissions to levels acceptable to the community.*

Noise (including vibration) is a significant health and environmental issue, and affects amenity. **Noise** emissions which are acceptable to the general public are those at levels which do not conflict with normal daily **activities**, including sleep. Occasional **noise** is tolerated at much higher levels than continuous **noise**. **The Act** requires that the emission of **noise** does not exceed a reasonable level. **Council** has responsibility for the management and mitigation of the **effects** of **noise** in the City.

The most effective method is to implement performance standards by way of District Plan rules. Such rules are based on community-derived values, rather than individuals’ perceptions. For example, the

emission of **noise** from **activities** which have a legitimate function or established presence in an area, such as tractor **noise** in a farming area or **noise** from motor vehicles using **roads**, is deemed to be 'acceptable'. Conversely, **noise** from **activities** which are not an accepted part of the character and functioning of an area will be considered to be unacceptable.

The **noise** standards in this Plan have been designed with the advice of acoustic consultants. These standards have been developed to suit the specific characteristics of the planning zones in Upper Hutt City. These characteristics include the proximity of **noise** generating **activities** to residential areas.

Council also has a role in monitoring information concerning background **noise** in order to ensure that the **noise** standards remain appropriate.

Council is also empowered, under the provisions of **the Act**, to deal with **noise** which is considered to be unreasonable by enforcement or abatement proceedings or by the use of excessive **noise** directions.

NOISE-P2 *To mitigate the adverse **effects** of **noise** within the General Residential Zone to a level consistent with a predominantly residential **environment**.*

Noise is a particularly important amenity consideration in residential areas as people are living in close proximity to each other. This policy aims to ensure that **noise** levels experienced are reasonable for a General Residential Zone. In the **Wallaceville Structure Plan Development Area**, fencing, **noise** insulation and/or ventilation standards seek to mitigate the reasonable adverse **effects** of **noise** arising from adjoining **activities**. The standards ensure a reasonable level of acoustic amenity within **buildings** that have their windows closed. Ventilation standards have been developed to avoid the need to open windows.

NOISE-P3 *To incorporate in the Plan appropriate **noise** controls and hours of operation in the Open Space Zone that have been accepted by the surrounding residents.*

The Speedway operator has consulted with acoustic consultants, **Council** and residents about an acceptable **noise** standard for the operation of the Speedway. **Noise** standards have been established, as well as a maximum number of days per year for speedway **activities**.

The Speedway operator has agreed to undertake **landscaping** and earth mounding to reduce the impacts from **noise** as well as improving the aesthetics of the **site**. **Landscaping** would soften the **site** and assist in **noise** abatement. The Speedway operator plans to encourage families to use this area by developing a park like setting.

NOISE-P4 **Sensitive activities in the Clay Target Club acoustic overlay**

Minimise noise effects on sensitive activities by requiring new buildings for sensitive activities within the Clay Target Club acoustic overlay to be designed and constructed to achieve appropriate internal **noise** levels.

Rules

Activities Tables

Policy NOISE-P1

Permitted Activities			Zones
NOISE-R1	Any activity (except temporary events, activities occurring in the Speedway Area, and an Organised Fireworks Display at Trentham Memorial Park) which complies with the noise and vibration	PER	All — except for Open Space - Speedway Area

	standards in NOISE-S1 to NOISE-S4 and NOISE-S7		
NOISE-R2	Any activity within the Speedway Area of the Open Space Zone and that complies with NOISE-S5	PER	OSZ - Speedway Area only
NOISE-R3	Organised Fireworks Display at Trentham Memorial Park that complies with NOISE-S6	PER	OSZ — Trentham Memorial Park only
Standards for Permitted Activities			
NOISE-S1 <i>Policies</i> NOISE-P1, NOISE-P2	Noise from construction and demolition 1. The maximum noise levels from construction -or demolition activities , measured at or within the boundary of any site (other than the source site) in Residential and Open Space Zones, and immediately outside residential units in the General Rural, Rural Production, Rural Lifestyle and Settlement Zones, shall not exceed the following levels:		
	Mon to Sat 7:00am - 7:00pm		All other times, Sundays & public holidays
	LeqdBa	LmaxdBa	LeqdBa LmaxdBa
	75	90	45 75
	Notes 2. Noise levels shall be measured in accordance with the requirements of NZS 6803:1999 Acoustics — Construction Noise. 3. The definitions of dBA, Leq and Lmax are those found in NZS 6803:1999.		
NOISE-S2 <i>Policies</i> NOISE-P1 NOISE-P2	Noise from temporary military training 1. Temporary military training activities are permitted in all zones subject to the following noise limits not being exceeded at any point within 20m of a residential unit , residential institution or educational facility :		
	Time of day	L10dBA	LmaxdBA
	6am — 7.30am	60	75
	7.30am — 6pm	75	90
	6pm — 8pm	70	85
	8pm — 6am	55	70
In addition, all temporary military training activities shall be conducted so that the airblast overpressure arising from the use of explosives, ammunition or pyrotechnics does not exceed 120dBC at any point within 20m of a residential unit , residential institution or educational facility .			
NOISE-S3 <i>Policies</i> NOISE-P1 NOISE-P2	Noise from all other activities 1. The following noise rules shall not apply to: i. Normal agricultural and forestry practices undertaken for a limited duration. ii. Normal residential activities such as lawn mowing. iii. Noise generated by sirens and alarms used by emergency services. 2. All activities , other than those specified above, shall not exceed the following noise standards:		
		Mon to Sat 7:00am — 7:00pm	All other times, Sundays & public holidays
	dBA	L10 Lmax	L10 Lmax
	Maximum noise levels measured at or	50 -	40 70

	within the boundary of any site (other than the source site) in the General Residential, General Rural, Rural Production, Rural Lifestyle, Settlement and Open Space Zones.				
	Maximum noise levels measured at or within the boundary of any site (other than the source site) in the Commercial and Special Activity Zones.	65	-	45	75
3. The following standards apply to the Business Industrial Land on Eastern Hutt Road					
		Day-time 7:00am — 9:00pm		Night-time 9:00pm — 7:00am	
	dBA	L10	Lmax	L10	Lmax
	Maximum noise levels from activities in the General Industrial Zone located on Eastern Hutt Road measured at or within the boundary of any site : 1. In the General Residential Zone; 2. In the Residential Conservation Precinct and in the General Rural Zone, but assessed no closer than 100m from the zone boundary of the General Industrial zone; 3. In the Special Activity Zone that is St Patricks Estate area.	50	-	40	70
	Maximum noise levels from activities in the General Industrial zone on Eastern Hutt Road* measured at or within the boundary of any site (other than the source site) in the General Industrial zone on Eastern Hutt Road and at or within the boundary of any site within a Commercial and Mixed Use zone.	65	-	65	-
<p>Exemption * Except that primary warehousing operations including: 1. Truck movements on sites and on access roads; and 2. Loading and unloading activities — shall be exempt from the noise rules only as they apply to receiving sites within the General Industrial zone on Eastern Hutt Road.</p>					
<p>Notes 2. Noise levels shall be measured in accordance with the requirements of NZS 6801:1991 Measurement of Sound and assessed in accordance with the requirements of NZS 6802:1991 Assessment of Environmental Sound. 3. Noise levels shall be measured with a sound level meter complying with International Standard IEC 60651 (1979): Sound Level Meters, Type 2. 4. Adjustments for special audible characteristics, if present, as provided for in clauses 4.3 and 4.4 of NZS 6802:1991, shall apply and will have the effect of imposing a maximum permitted noise level 5dBA more stringent than the L10 levels stated above. This condition shall not apply to impulse noise emissions arising from firing and detonation activities at the Trentham Ranges. 5. The definitions of dBA, dBC, L10 and Lmax are those found in NZS 6802:1991.</p>					
NOISE-S4 Policies	<p>Vibration standards 1. Vibration from any site due to blasting shall not exceed a peak particle velocity of</p>				

<p>NOISE-P1 NOISE-P2</p>	<p>5mm/sec measured in the frequency range 3-12Hz at any point within 20m of a residential unit, residential institution or educational facility.</p> <p>2. Airblast overpressure from blasting shall not exceed a peak sound pressure level of 120dBC at any point within 20m of a residential unit, residential institution or educational facility.</p> <p>3. The airblast overpressure shall be measured in accordance with the requirements of NZS 6801:1991 Measurement of Sound and the Australian Standard AS 2187.2 1993: Explosives — Storage, transport and use. The lower limiting frequency of the measuring instruments shall be reported.</p> <p>4. The measurements shall be assessed in accordance with the requirements of the Australian Standard AS 2187.2 1993: Explosives — Storage, transport and use.</p>			
<p>NOISE-S5 Policies NOISE-P3 OSZ-P3 OSZ-P4 OSZ-P5</p>	<p>Noise within the Speedway Area of the Open Space Zone</p>			
<p>Activity</p>	<p>Mon to Sat 7:00am - 7:00pm except where stated otherwise</p>		<p>All other times, and Sundays and public holidays except where stated otherwise</p>	
	<p>L10</p>	<p>LMAX</p>	<p>L10</p>	<p>LMAX</p>
<p>Racing activities on non-race days</p>	<p>55</p>	<p>70</p>	<p>40</p>	<p>70</p>
<p>Racing activities on race days</p>	<p>Mon to Fri 7.30pm-10.30pm 70</p>	<p>Mon to Fri 7.30pm- 10.30pm 85</p>	<p>70</p>	<p>85</p>
<p>Practice racing sessions on non race days</p>	<p>10.00am-7.00pm 70</p>	<p>10.00am- 7.00pm 85</p>	<p>70</p>	<p>85</p>
<p>Practice racing sessions on race days</p>	<p>10.00am-7.00pm 70</p>	<p>10.00am- 7.00pm 85</p>	<p>10.00am- 7.30pm 70</p>	<p>10.30am- 7:30pm 85</p>
<p>Track grading</p>	<p>Mon to Fri 9.00pm-7.00am 55</p>	<p>Mon to Fri 9.00am- 7.00pm 70</p>	<p>55</p>	<p>-</p>
<p>Use of amplified music and public address system on any day</p>	<p>65</p>	<p>80</p>	<p>65</p>	<p>80</p>
<p>Activities other than those outlined above on any day</p>	<p>55</p>	<p>70</p>	<p>55</p>	<p>70</p>
<p>Exemptions</p> <p>1. Organised fireworks displays at Te Marua Speedway</p> <p>a. Organised fireworks displays undertaken on the Speedway site are exempt from the noise and vibration standards applicable to the Speedway site provided that the fireworks display on any given night does not exceed an overall duration of 30 minutes and has ceased by no later than 10:30pm. On New Years Eve an organised fireworks display may be undertaken between 12:00 midnight and 12:15am on New Years Day.</p> <p>b. No later than 3 days before the undertaking of an organised fireworks display, a sign shall be placed on the Speedway site. The sign shall state the date, location and time of the display and shall be placed on the site so that it can be seen from outside of the site by the general public. A notice shall similarly be placed in a locally circulated newspaper outlining the date, location and time of the fireworks display.</p> <p>c. The operator arranging the organised fireworks display shall consult with and notify the Upper Hutt Chief Fire Officer of the organised fireworks display a minimum of three (3)</p>				

	<p>working days prior to the event.</p> <p>Notes</p> <ol style="list-style-type: none"> 2. Racing activities refers to motorsport for racing, performance and exhibition. 3. Practice racing sessions refers to the practice or training necessary to undertake motorsport for racing, performance and exhibition. 4. All noise readings shall be undertaken in accordance with the provisions for noise measurement set out in Rule NOISE-S3. 5. Notice of race days (including days programmed in the event of bad weather or other unforeseen circumstances) shall be submitted to Council no less than one month before the speedway season begins. 6. Council shall be advised of dates altered prior to the event because of weather or other unforeseen circumstances. 			
<p>NOISE-S6 Policies NOISE-P3 OSZ-P3 OSZ-P4</p>	<p>Organised fireworks display at Trentham Memorial Park</p> <ol style="list-style-type: none"> 1. One organised fireworks display may be undertaken at Trentham Memorial Park in any calendar year. Such an event is exempt from the noise and vibration standards provided for in this Chapter provided that the fireworks display is no longer than 30 minutes in duration and has ceased by no later than 10:00pm. 2. No later than 3 days before the undertaking of an organised fireworks display, a sign shall be placed on the Trentham Memorial Park site. The sign shall state the date, location and time of the display and shall be placed on the site so that it can be seen from outside of the site by the general public. A notice shall similarly be placed in a locally circulated newspaper outlining the date, location and time of the fireworks display. 3. The operator arranging the organised fireworks display shall consult with and notify the Upper Hutt Chief Fire Officer of the organised fireworks display a minimum three (3) working days prior to the event. 			
<p>NOISE-S7</p>	<p><u>In addition to the underlying zone standards, any new sensitive activity, or extension to a residential unit containing habitable rooms, within the Clay Target Club acoustic overlay must meet the following standards:</u></p> <ol style="list-style-type: none"> 1. <u>Designed and constructed so that noise from activities does not exceed internal sound design levels being:</u> <ol style="list-style-type: none"> a. 35 dB LAeq(1h) for bedrooms; and b. 40 dB LAeq(1h) in other habitable rooms. 2. <u>Provide a ventilation system that meets the following standards:</u> <ol style="list-style-type: none"> a. mechanical ventilation that satisfies Clause G4 of the New Zealand Building Code; b. achieves a minimum of 7.5 litres of air per second per person; c. a noise output not exceeding 35 dB LAeq(30s) at night time in bedrooms when measured 1m away from any grille or diffuser; and d. a noise output not exceeding 40 dB LAeq(30s) in any other space when measured 1m away from any grille or diffuser. 			
<p>Advice Notes</p>				
<ul style="list-style-type: none"> • Noise standards which relate specifically to Temporary Events are specified in the Temporary Activities (TEMP) Chapter and are not subject to the noise and vibration standards of this Chapter. • Noise insulation requirements relating to development in the Wallaceville Structure Plan Development Area are located in the Development Area 1 (DEV1) Chapter. 				
<p>Restricted Discretionary Activities</p>				
<p>NOISE-R4</p>	<table border="1"> <tr> <td data-bbox="324 1638 1136 1894"> <p><u>Any new sensitive activity, or extension to a residential unit containing habitable rooms, within the Clay Target Club Acoustic overlay which does not comply with NOISE-S7</u> <u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>How effects associated with the specific breach will be managed.</u> 2. <u>How residential amenity will be provided within habitable rooms.</u> </td> <td data-bbox="1136 1638 1266 1894"> <p>RDIS</p> </td> <td data-bbox="1266 1638 1466 1894"> <p><u>Clay target club acoustic overlay</u></p> </td> </tr> </table>	<p><u>Any new sensitive activity, or extension to a residential unit containing habitable rooms, within the Clay Target Club Acoustic overlay which does not comply with NOISE-S7</u> <u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>How effects associated with the specific breach will be managed.</u> 2. <u>How residential amenity will be provided within habitable rooms.</u> 	<p>RDIS</p>	<p><u>Clay target club acoustic overlay</u></p>
<p><u>Any new sensitive activity, or extension to a residential unit containing habitable rooms, within the Clay Target Club Acoustic overlay which does not comply with NOISE-S7</u> <u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>How effects associated with the specific breach will be managed.</u> 2. <u>How residential amenity will be provided within habitable rooms.</u> 	<p>RDIS</p>	<p><u>Clay target club acoustic overlay</u></p>		

	<ol style="list-style-type: none"> 3. <u>Any built form restrictions required to achieve the standard.</u> 4. <u>Provision of any supplementary ventilation measures and its ability to operate without increased exposure to potential noise effects.</u> 5. <u>Whether there is a reduced risk of noise from the potential source(s).</u> 6. <u>Any private legal arrangements to manage the potential noise impact on the future residents.</u> 7. <u>Topographical features that may further reduce the potential for noise.</u> 		
Discretionary Activities			Zones
NOISE-R4	Any activity that is provided for as a permitted or controlled activity within the Speedway Area of the OSZ but does not comply with NOISE-S5	DIS	<i>Open Space — Speedway Area only</i>
NOISE-R5	Organised fireworks display at Trentham Memorial Park that does not comply with NOISE-S6	DIS	<i>Open Space - Trentham Memorial Park only</i>
Non-complying Activities			Zones
NOISE-R6	Any activity (except temporary events, activities occurring in the Speedway Area, and an Organised Fireworks Display at Trentham Memorial Park) which does not comply with the noise and vibration standards S1 to NOISE-S4.	NC	<i>All — except for Open Space - Speedway Area</i>
Matters for Consideration			
Matters that may be relevant in the consideration of any resource consent may include the following:			
NOISE-MC1	Noise and vibration <ol style="list-style-type: none"> 1. The length of time, and the level by which, the standards will be exceeded, particularly at night, and the likely disturbance that may be caused. 2. The nature and location of nearby activities and the effects they may experience. 3. The topography of the site, and the neighbouring areas, and any influence this may have on noise or vibration transmission. 4. The effects on residential activities, particularly night time effects. 5. Any opportunities to avoid, remedy or mitigate the noise or vibration. 6. The effectiveness of, and in particular the certainty provided by, any conditions or controls that might be imposed on the activity. 		
NOISE-MC2	Speedway Area <ol style="list-style-type: none"> 1. Maintenance of residential amenity levels. 2. Maintaining noise standards within the time frames and adhering to the schedule of fixtures. 3. Avoidance of dust nuisance. 		

Methods

NOISE-M1	District Plan rules setting noise standards.
NOISE-M2	Abatement and enforcement procedures under the Resource Management Act 1991.
NOISE-M3	Research and consultation to determine ambient noise levels in different parts of the City and to review noise standards to protect environmental quality.

Anticipated Environmental Results

The following results are expected to be achieved by the objective, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results		Monitoring indicators	Data source
NOISE-AER1	A built environment which supports the health and safety of the City's residents	Resource consents and type and effect on health and safety issues Consultation and community initiatives	Council records
NOISE-AER2	An acceptable level of noise throughout the City	Effectiveness of conditions of consents and methods used in managing the adverse effects of Noise Effects of noise on the environment	Council complaints register Ambient noise level testing Community opinion
NOISE-AER3	The maintenance of amenity values as appropriate to particular areas of the City	Complaints and enforcement proceedings The adequacy of conditions of consent in different situations Consultation and community initiatives	Council complaints register Council resource consent records
NOISE-AER4	Minimising the adverse effects of activities on open spaces	Complaints received about adverse effects Resource consent conditions Changes in noise levels and other environmental effects	Complaints register Council records Noise surveys
NOISE-AER5	Compatible co-existence between speedway users and the surrounding residents	Complaints received about adverse effects Changes in noise levels and other environmental effects	Complaints register Complaints

GRUZ — General Rural Zone

Background

The ~~rural sector is in transition~~ National Planning Standards 2019 describes this zone as areas used predominantly for primary production activities, including intensive farming. The zone may also be used for a diverse range of activities that support primary production activities, including associated rural and rural lifestyle activities gradually replace traditional farming activities. A balanced approach is needed to sustainably manage the resources of this part of the City. The rural area contains much of the City's agriculture and primary productive land resources which are an important part of the City's economic and social wellbeing, both now and in the future. It also forms the immediate backdrop to the City in terms of landscape. Areas for rural lifestyle, passive and active recreation and leisure opportunities industry, and other mixed urban/rural activities also form part of the character of this environment activities that require a rural location.

Resource Management Issues

GRUZ-11

The loss of rural character, the destruction of significant areas of indigenous vegetation and areas of significant habitat for fauna, the degradation of amenity values from development and activities and competing expectations of, and demands for, rural resources.

The rural **environment** is highly valued for a variety of reasons. It has been highly modified by changes in **land** use and exhibits a range of characteristics. The valley floors are characterised by a patchwork of fields under pasture with farm and other **buildings** dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic **forestry** plantations and indigenous forest.

While the appearance of the rural **environment** is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of **buildings** and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse **effects** which may be generated by **farming activities, forestry** and other **activities** commonly located in the rural **environment**. Loss of this open space through more intensive **subdivision** and subsequent residential development may create an **environment** in which the **effects** of rural **activities** are no longer acceptable.

The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. **Amenity values** refer to those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The rural **environment** is characterised by important ecological values. These include significant areas of **indigenous vegetation** and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation. These issues are considered in greater detail in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

The rural area comprises **natural and physical resources** which are often the subject of competing demands and uses. For example, areas may have value to some as a residential **environment**, while to others the value may be as a recreational **environment**. Others still may value the productive or economic return from a **land** area, or recognise a particular cultural significance. Competing demands are greatest for flat **land**, which is suitable for a wide range of **activities**, from **farming activities** and business, to tourist and residential uses. **Activities**, such as outdoor recreation or rural lifestyle development can become an accepted part of the rural **environment** if they do not impact on rural amenity and character. A range of opportunities are therefore required to enable the community to make use of the rural **land** resource.

It is necessary to provide for both rural and non-rural **activities** while ensuring that rural character and amenity is maintained and enhanced, and natural ecosystems are protected.

GRUZ-12

The loss of the life supporting capacity of soil through inappropriate development and unsustainable land use practices.

Land and soil are the most important non-renewable resources in the City, and form part of the City's economic and social wellbeing. The productive potential of **land** relies on the ability of the soil resources to support the production of food, the growth of plantation timber and the sustenance of **indigenous vegetation**. Soil retention is important in maintaining the life-supporting capacity of **land** in the City as well as protecting **water** quality. The productivity of soils is also dependent on soil quality which results from the physical, chemical and organic elements that make up soil.

Unsustainable farming practices can deplete topsoil or break down the soil's fertile structure through inappropriate crops or contamination from agrichemicals. Erosion is less of an issue on the valley floor

but could occur on sloping terrain.

Adverse effects from inappropriate land use and land disturbance affect not only the soils but may have implications for downstream areas. These off-site effects include impacts on streams, rivers, water quality, and flooding potential on adjacent land, as well as adverse effects on landscapes.

Subdivision, and subsequent development, can also affect the life supporting capacity of soils. They can be removed, compacted, covered, contaminated or otherwise damaged by development.

Objectives

GRUZ-01

Purpose of the open spaces, natural features and ecological systems which comprise the General rural character and amenity zone

Many natural features and amenity values comprise the rural character. The level

A range of amenity in the farming activities, rural area is important to the quality of life enjoyed by people industry, forestry, rural living and working in the area or visiting it associated activities are enabled. In order to protect rural character and amenity, the rural environment is divided into three specific zones to reflect resource objectives and particular environmental considerations.

The General Rural Zone is the largest area within the rural environment. The zone comprises the hill areas surrounding the valley floor and many open space areas which are largely undeveloped and valued for their recreation, scenic, heritage, habitat, ecological, landscape and scientific values. This includes the Tararua Forest Park, the Wellington Regional Council water catchment areas, plantation forests and the Kaitoke Regional Park. These areas are used for both passive and active recreation. The zone also includes the Blue Mountains Precinct, although it has limited development potential.

GRUZ-02

Rural character and land amenity values resources are managed sustainably.

The Rural Zones cover the non-urban areas of Use and development in the City, ranging from relatively intensively developed areas through to more extensive General rural zone will maintain natural and rural character and land amenity values. holdings.

The Rural Zones provides opportunities for rural based activities to occur. The soil and the land base of the area represent a significant resource for the City. It is important that the ability of these resources to support life is not unduly undermined. It is not a sustainable use of the resource to allow the land to be degraded or used in a manner which will significantly limit the choices of future generations.

GRUZ-03

Infrastructure To maintain and enhance the amenity values of the rural area.

The level

Appropriate infrastructure is provided to support existing and planned activities meeting the needs of amenity values in the rural area is important to people living, working and visiting in the area community. The rural environment is however that of a working area, and the level of amenity differs from that which would be found in residentially zoned land.

Policies

GRUZ-P1

~~To Appropriately manage the adverse environmental effects arising from the scale, density, number and location of earthworks, new building developments and activities so that they do not significantly compromise rural character and landscape values.~~

Buildings

~~Enable activities that are compatible with the purpose of the General rural zone, structures while ensuring that their design, scale and associated earthworks intensity is appropriate to the rural environment, including:~~

1. ~~farming activities and rural industry and ancillary activities;~~
2. ~~rural residential activities;~~
3. ~~small scale commercial activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, farm stay, rural produce retail and home businesses;~~
4. ~~rural tourism which contributes to the vitality and resilience of the District's economy; or~~
5. ~~passive recreation activities.~~

~~where they:~~

1. ~~provide for varying forms, scale, and separation of buildings and structures, including additions and alterations~~
2. ~~manage the density and location of residential development;~~
3. ~~ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not in harmony with available;~~
4. ~~will not compromise the rural landscape have the potential to adversely affect the appearance and rural character efficiency of the environment. Council seeks to maintain transport network;~~
5. ~~manage reverse sensitivity effects on sensitive activities; and~~
6. ~~minimise adverse effects on the natural elements which give the rural area its character environment. For this reason the District Plan seeks to limit the number of new buildings and structures by controlling the subdivision of rural land, limiting the intensity of residential and other activities, and by placing control on associated earthworks.~~

GRUZ-P2

~~To ensure that development Rural character and land use within General Rural zones minimise adverse effects on rural character, areas of significant indigenous flora or fauna, and amenity values.~~

~~The~~

~~Use and development in the General Rural rural zone comprises will maintain or enhance the District's rural character and amenity values, including:~~

1. ~~the general sense of openness;~~
2. ~~significant areas of both indigenous indigenous vegetation~~
3. ~~natural character, landscapes and exotic forest which will remain a dynamic environment as varying ages features;~~
4. ~~overall low density of development; and~~
5. ~~the predominance of forest are harvested and planted primary production activities. It also contains small areas of pastoral farming and areas in various states of reversion to indigenous vegetation.~~

GRUZ-P3

~~To ensure that development and land inappropriate activities use within the General Rural zone minimise adverse effects on significant natural, ecological, scenic, visual, landscape, recreational and cultural values.~~

~~The General Rural zone contains some~~

~~Limit activities which:~~

1. ~~are incompatible with the purpose, character and amenity values of the most scenic~~

2. ~~may generate reverse sensitivity effects and/or conflict with permitted activities in the Wellington Region and provides significant recreational opportunities. The proximity to large~~ **areas** ~~zone; or~~
3. ~~will result in development of an urban areas increases the importance of preserving the landscape and natural values for the enjoyment of residents and visitors to these areas scale or intensity. Consequently, there are provisions for landscape and visual amenity in the District Plan. When assessing development proposals, particular regard will be given to avoiding adverse effects on areas with high visual amenity and features with special cultural significance.~~

GRUZ-P4

~~To ensure that activities **Earthworks** which alter the contour of the land do not significantly affect rural character and amenity values, particularly where the land is visible from roads and public places.~~

~~The altering of land contours by filling and excavation has the potential to permanently~~

~~To ensure that activities including earthworks which alter the appearance contour of the landscape. Such effects may land, avoid or mitigate run-off, contamination and erosion of soil from land and do not be limited to significantly affect rural character and amenity values, particularly where the areas actually disturbed, but may relate to the integrity of an adjacent or nearby feature. While there may be some circumstances where such effects are unavoidable, for example the construction or upgrading of a State Highway, or are a required aspect of land use land is visible from roads and development, they need to be mitigated in areas of high public visibility places.~~

GRUZ-P5

~~To ensure that essential services are able to be operated safely and efficiently. **Infrastructure**~~

~~As their name suggests~~

~~To ensure that transport networks, essential services underpin human activity. Their ongoing operational transmission lines and other regionally significant network utilities are able to be operated safely and development needs require safeguarding in view of their strategic importance efficiently.~~

Maintaining larger site sizes in the General Rural Zones will generally ensure that the rural character is not compromised by numerous clusters of buildings spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger sites also assist in avoiding the creation of nuisances resulting from inadequate separation between new residential units and existing activities. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban environment. Further consideration is given to these matters in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

GRUZ-P6

~~To avoid, remedy or mitigate the adverse effects **Intensive farming of activities on soil, water, land and other natural resources.**~~

~~The soils~~

~~Restrict intensive farming to where it can be demonstrated that:~~

1. ~~the site design, water layout and landscape of the rural environment are finite in nature. Without them, life could not be supported. Food activity is compatible with the character and fibre products could not be produced and indigenous flora and fauna would not be sustained. Council seeks to ensure that development and land use do not significantly impair the life-supporting capacity amenity values of the General rural environment's natural resources zone;~~
2. ~~there is adequate three waters and transport infrastructure available to service the activity;~~
3. ~~the activity will not compromise the efficiency and safety of the transport network;~~
4. ~~areas of indigenous vegetation are retained; and~~
5. ~~there are measures to internalise effects and avoid conflict and potential reverse sensitivity~~

effects on sensitive activities.

GRUZ-P7

To avoid or mitigate run-off, contamination and erosion of soil from land **Plantation forestry development so as to sustain the life supporting capacity of the soil.**

It is important

Provide for **plantation forestry** in the Rural zones where it is carried out in a manner that avoids, remedies or mitigates adverse **effects on:**

1. **significant indigenous vegetation;**
2. **natural landscapes and features;**
3. **sites of significance** to ensure that **activities** are managed in such a way as to avoid the depletion **Māori;**
4. **sites** of resources. Land development in areas prone to soil erosion can have an adverse effect on soil retention. The acceleration of erosion in such circumstances depletes the soil resource **historic heritage; or**
5. **surface waterbodies** and can have adverse impacts on **water** quality and on vegetation in the **their margins** of waterbodies. The rural area can be used for a variety of **activities** as long as the potential **effects** of erosion and contamination are considered and addressed.

GRUZ-P8

To encourage new development of an urban nature to locate within the urban areas of the City. **Quarrying**

The edge

Require any new **quarrying activities** or **cleanfill areas** and changes of use on existing **quarry** or **cleanfill sites** to demonstrate that:

1. **the siting and scale of buildings, structures, machinery, stored material, quarried areas, cut faces, and visual screening maintains the character and amenity values** of the **urban area** is defined by **General rural zone;**
2. **there are measures to avoid for any quarrying activity located within proximity of sensitive activities;**
3. **there are measures to minimise any adverse noise, vibration, traffic, and lighting effects;**
4. **there are measures to mitigate any adverse effects on character and amenity values of the interface** **General rural zone** from the movement of vehicles;
5. **it avoids or mitigates any adverse effects on surface waterbodies and their margins;**
6. **it avoids sites of significance to Māori and the outcomes of consultation undertaken with rural areas. Council generally intends to contain new urban development within the existing urban area. Intensive urban development generally has a detrimental impact on the life-supporting capacity of soils, water, land** **mana whenua; and**
7. **it internalises adverse effects as far as practicable using industry best practice and other natural resources in the rural environment through removal** **management plans, compaction** **including monitoring, coverage** **self-reporting and contamination associated with buildings, roads and discharges of waste to land and water** **future rehabilitation.** Urban expansion also leads to a radical transformation in the appearance of former rural areas and nullifies any open, vegetation dominated aspects of rural character. New residential development needs to be provided for in a sustainable manner. Accordingly, the Plan provides for new urban development in appropriate locations.

GRUZ-P9

Staglands Tourism precinct

Recognise local economic benefits of the Staglands Wildlife Reserve and enable the continued operation of established tourism **activities** while requiring traffic **effects** of additional **activities** or **facilities** that would increase patronage to be managed.

GRUZ-P10

To limit the potential adverse effects of rural and non-rural activities on each other and on rural

amenity values.

The rural **environment** is generally more sensitive to certain environmental **effects** than the urban parts of the City. The rural area is generally perceived to be a relatively quiet, peaceful **environment**, although from time to time there are **activities** taking place such as harvesting and **cultivation**.

General Rural zoned **land** provides opportunities for people to undertake a range of **activities**. **Activities** in and adjacent to the General Rural Zone should be able to function without being unreasonably compromised by another **activity**.

GRUZ-P11

*To encourage **building** design, location and scale that complements the character of the surrounding area.*

The design and character of **buildings** within the rural area makes a significant contribution to its amenity. In seeking to maintain and enhance that amenity, it is appropriate to encourage good design.

GRUZ-P12

*To identify and maintain **amenity values** that the community wishes to protect.*

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the **effects** of the establishment and use of what are commonly referred to as **gang fortifications**. These are sometimes accompanied by an increase in antisocial behaviour.

It is Council's view that the adverse effects of these fortifications on the **environment**, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the **amenity values** of the Upper Hutt **environment**, are such that these **activities** should not be permitted. The **activity** is therefore prohibited anywhere in Upper Hutt City.

Rules

District-wide matters

Each **activity** in the General **Rural Zone** shall comply with the relevant permitted **activity** standards in the District-wide matters of the Plan as listed below.

District-wide matters
TEMP - Temporary Activities
SIGN - Signs
EW - Earthworks
NATC — Natural Character
DC — Development Contributions
HH - Historic Heritage
TREE - Notable Trees
UTG - Urban Tree Groups

ECO - Ecosystems and Indigenous Biodiversity
NFL - Natural Features and Landscapes
PA — Public Access
ASW - Activities on the Surface of Water
NU — Network Utilities
REG - Renewable Energy Generation
TP — Transport and Parking
NOISE - Noise
NH - Natural Hazards
CL — Contaminated Land
HS - Hazardous Substances
WM — Waste Management
SUB - Subdivision
AIR - Air
LIGHT - Light

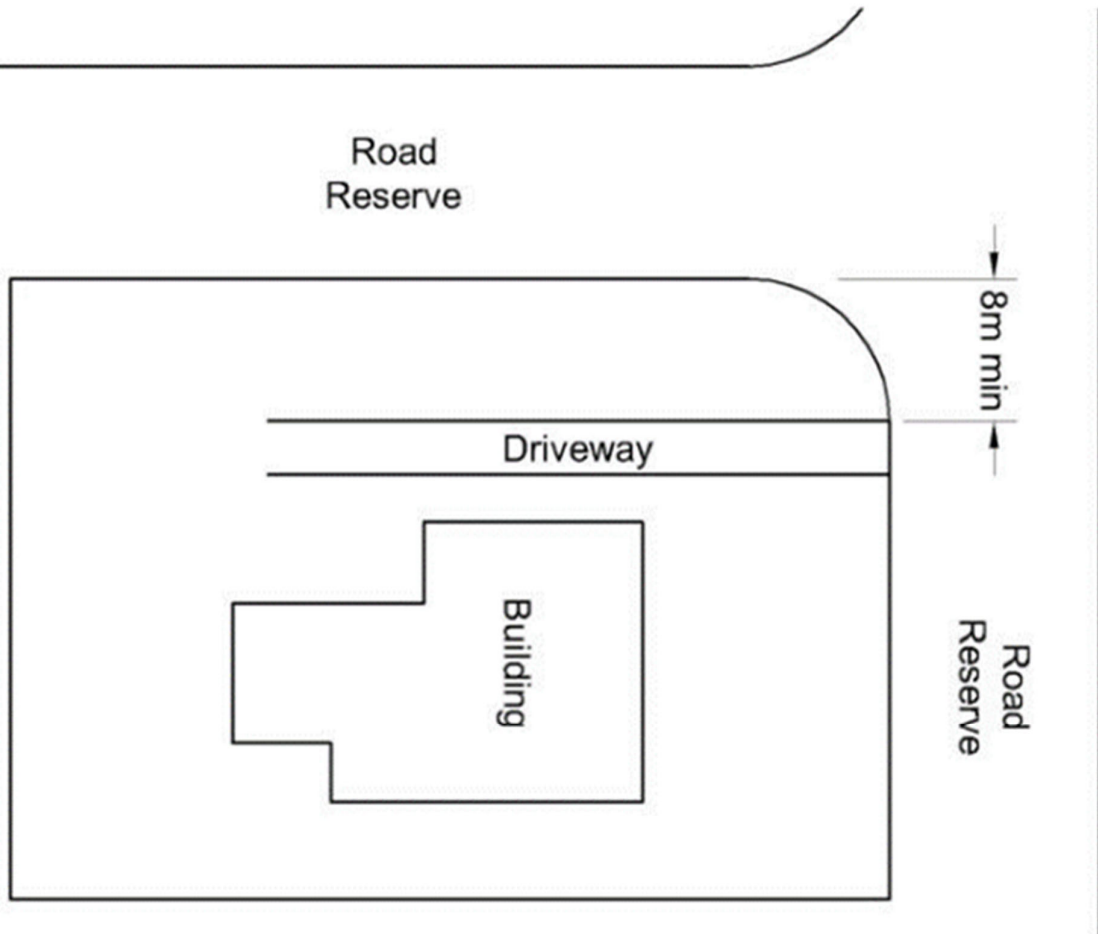
Activities Tables

Policies GRUZ-P1, GRUZ-P2, GRUZ-P8, GRUZ-PREC1-P2, NH-P6, NU-P4

Permitted Activities		Rural Hill
GRUZ-R1	Farming activities <u>and associated buildings</u> (unless otherwise specified in this table)	PER
GRUZ-R2	Forestry <u>including plantation forestry complying with GRUZ-S6</u>	PER
GRUZ-R3	Minor Structures	PER
GRUZ-R4	One Residential <u>residential unit activities per site complying with GRUZ-S7</u>	PER
GRUZ-R5	Buildings One family flat in conjunction <u>and structures, including additions and alterations complying with:</u> 1. <u>GRUZ-S1;</u> 2. <u>GRUZ-S2;</u> 3. <u>GRUZ-S3;</u> 4. <u>GRUZ-S4;</u> 5. <u>GRUZ-S5;</u> 6. <u>GRUZ-S13;</u> 7. <u>GRUZ-S14; a residential unit</u> and 8. <u>NOISE-S7.</u>	PER
GRUZ-R6	Home business incidental to residential activities carried out on the site <u>complying with GRUZ-S8</u>	PER
GRUZ-R7	Visitor Veterinary clinics <u>accommodation including farm stay complying with GRUZ-S9</u>	PER

GRUZ-R8	Passive recreation activities	PER
GRUZ-R9	Removal or demolition of a building from a site where is it not listed in HH-SCHED1	PER
GRUZ-R10	Rural produce retail complying with GRUZ-S10	PER
GRUZ-R11	Rural industries, including rural contractors depot complying with GRUZ-S11	PER
GRUZ-R12	Conference facilities complying with GRUZ-S12	PER
GRUZ-R13	Rural tourism (except Staglands precinct)	PER
GRUZ-R14	Any commercial activity or associated buildings lawfully established prior to October 2023 in the Staglands precinct complying with GRUZ-S15	PER
Controlled Activities		
GRUZ-R10 <i>Policy</i> GRUZ-P10	Active recreation activities Council may impose conditions on: <ol style="list-style-type: none"> 5. Avoiding, remedying or mitigating adverse effects of the use on the locality. 6. Traffic generation, car parking, access arrangements and onsite vehicle movements. 7. Bulk, location, design and appearance of buildings. 8. Hours of operation. 9. Signs. 10. Landscaping and screening. 11. Servicing and infrastructure. 12. Mitigation of noise effects. 13. Financial contributions. 	CON
GRUZ-R11 <i>Policy</i> GRUZ-P11	Establishment of a relocated building from another site Council may impose conditions on: <ol style="list-style-type: none"> 2. Reinstatement works to the condition and appearance of the building relating to: <ol style="list-style-type: none"> a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; c. Cladding or other means of enclosing open subfloor areas below the building; d. Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area. 3. The timeframe for the work to be completed; 4. Landscaping, screening and boundary treatment; 5. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent. 6. Provision of and effects on utilities and/or services. 7. Standard, construction and layout of vehicular access. <p>Notes in respect of (4):</p> <ol style="list-style-type: none"> 7. A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. 8. The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor. 9. The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole 	CON

	<p style="text-align: center;">or in part to complete the works.</p>	
<p>Controlled activities – restrictions on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.</p>		
<p>Standards for Permitted and Controlled Activities</p>		
<p>GRUZ -S1</p>	<p>Access standards for land use activities</p> <ol style="list-style-type: none"> 1. Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point. 2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 3. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial route (identified in the Transport and Parking (TP) Chapter), the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. 	



5. Where a **corner allotment** is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no **building**, fence or other **structure** is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
6. At the intersection of a **road** or rail level crossing, no **building**, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter.
7. **Land use activities** with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.

GRUZ-S2

Policies
GRUZ-P1,
GRUZ-P10

Setbacks

1. The **setback** distance for **buildings** from **all boundaries** shall not be less than **12m**.
2. **New residential units** shall not be built within 10m of an existing forest.
3. **Sites of less than 1.5ha in all General Rural zone** shall comply with the **boundaries 12m setback standards of the Settlement zone in SETZ-S2**.

Exemptions:

1. Eaves, bay windows or similar features, may encroach into **boundary setbacks** by up to 0.7m.
2. Non-enclosed and uncovered decks of 1.0m or less in **height above ground level**.

Notes:

4. **Sites of less than 1500m² in all General Rural zones shall comply with the setback standards of the Residential Conservation Precinct (GRZ-PREC2)**.
5. **New residential units shall not be built within 10m of an existing forest.**

GRUZ-S3

Policies

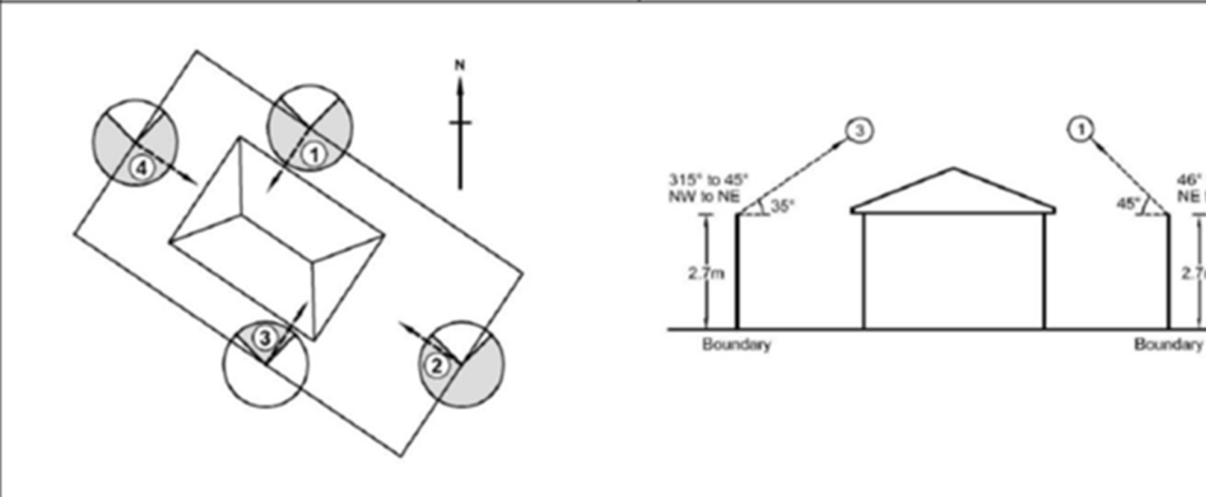
Building height

1. The maximum **height above ground level** of any **structure or building** shall **(excluding**

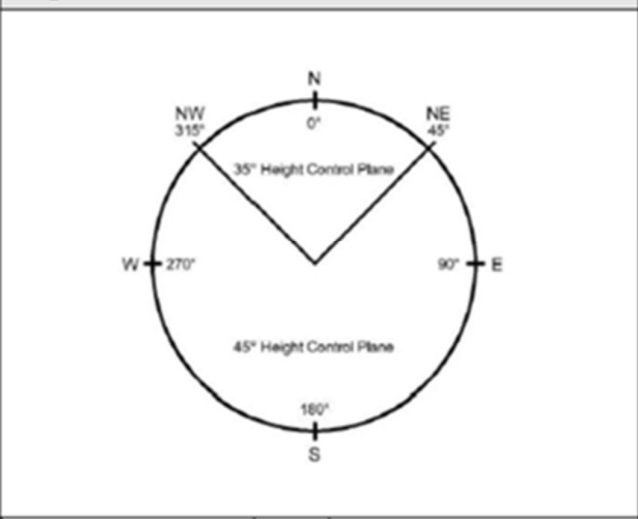
<p>GRUZ-P1, GRUZ-P10, GRUZ-P11</p>	<p>2. farming activity accessory building) must not exceed 8m. The maximum height above ground level of any farming activity accessory building must not exceed 10m.</p> <p>Exemption:</p> <p>1. Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m.</p>
--	--

<p>GRUZ -S4</p>	<p>Height in relation to boundary</p> <p>1. On sites smaller than 1.5ha:</p> <p>a. Buildings shall be designed so that they fit within the height control planes defined below.</p> <p>b. Chimneys, flues, renewable electricity generation activities, and minor decorative features may extend beyond the height in relation to boundary by up to 1m.</p>
------------------------	---

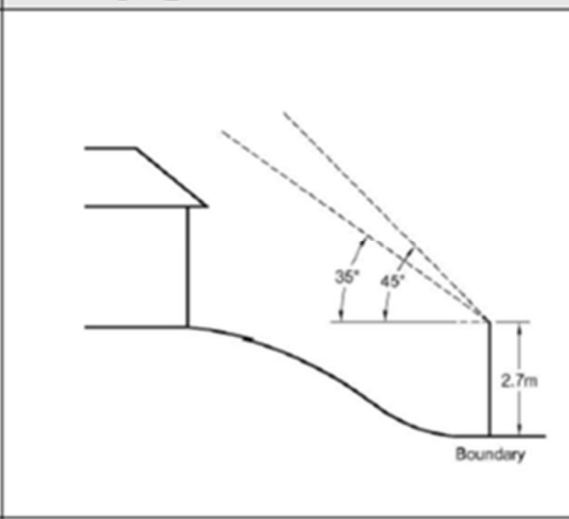
a) Height control planes in relation to site boundaries:



b) Determining which height control plane to use:



c) Application of height control plane a sloping site:



- Exemptions:**
2. Chimneys, flues, and minor decorative features may extend beyond the **height** control plane by up to 1m.
 3. The top of a dormer or gable, but not the eaves, may extend beyond the **height** control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total **building** length.
 4. Where the **boundary** involved in the measurement of the **height** control plane adjoins an access strip

	<p>or right of way to a rear allotment, the outside boundary of such an access strip or right of way may be substituted for the nearest site boundary.</p>
<p>GRUZ-S5 <i>Policies</i> <i>NATC-P1</i></p>	<p>Water supply, stormwater and wastewater</p> <ol style="list-style-type: none"> All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works. New buildings and development must be designed to ensure that the stormwater runoff from all new impervious surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall annual exceedance probability event.
<p>GRUZ-S6 <i>Policies</i> <i>GRUZ-P2,</i> <i>GRUZ-P3,</i> <i>GRUZ-P6,</i> <i>GRUZ-P7,</i> <i>GRUZ-P10</i></p>	<p>Forestry Plantation forestry</p> <ol style="list-style-type: none"> Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice. There shall be a 10m non-millable buffer from any waterbody with a width greater than 1m. A buffer width of at least 10m is to be provided to any existing residential unit on another site. No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the Council. This Notice shall contain the following information: <ol style="list-style-type: none"> Aa description of the extent of the area to be harvested and the method of tree removal from the site; The the date of commencement and duration of the harvesting; The the expected volume of timber to be extracted; The the regularity of logging truck movements; The the roads proposed to be used for the cartage of timber or logs or machinery used in harvesting; and Appropriate appropriate measures to manage the adverse impacts of road use resulting from harvesting.
<p>GRUZ-S7</p>	<p>Residential activities must be limited to:</p> <ol style="list-style-type: none"> one residential unit; and one minor residential unit with a maximum gross floor area of 100m².
<p>GRUZ-S7-S8 <i>Policies</i> <i>GRUZ-P10,</i> <i>GRUZ-P12,</i></p>	<p>Home business ancillary to residential activities carried out on the site:</p> <ol style="list-style-type: none"> At at least one of the persons engaged in the home business shall must live on the site as their principal place of residence; Not more than three non-resident persons may be engaged in the home business at any one time; The the repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted; The no retailing activity shall take place where there is direct access to the State Highway; the site shall must not be used as a depot for any heavy vehicle associated with a trade; and Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway. Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve. Equipment equipment used shall must not interfere with radio and television reception.
<p>GRUZ-S9</p>	<p>Visitor accommodation including farm stay must be limited to:</p> <ol style="list-style-type: none"> accommodation for a maximum of twelve guests; and ancillary to residential activities or primary production activities on the site.
<p>GRUZ-S10</p>	<p>Rural produce retail where:</p> <ol style="list-style-type: none"> the number of rural produce operations does not exceed one on any site; the activity does not exceed gross floor area of 25m²; no retailing activity shall take place where there is direct access to the State Highway; and areas used for outdoor storage or sales must: <ol style="list-style-type: none"> be setback a minimum of 12m from all boundaries; and be screened from residential units on adjoining properties and roads by continuous

	<p>c. <u>evergreen planting to a minimum height of 2m above ground level</u> <u>ensure any stored equipment or goods does not exceed the height of screening.</u></p>
<p>GRUZ-S11</p>	<p>Rural industries and rural contractors depot must be limited to activities which:</p> <ol style="list-style-type: none"> 1. <u>are ancillary to residential activities or primary production activities on the site; and</u> 2. <u>areas used for outdoor storage of equipment and goods must:</u> <ol style="list-style-type: none"> a. <u>be setback a minimum of 12m from all boundaries;</u> b. <u>be screened from residential units on adjoining properties and roads by continuous evergreen planting to a minimum height of 2m above ground level</u> c. <u>ensure any stored equipment or goods does not exceed the height of the screening;</u> <u>and</u> d. <u>not be located in any front yard.</u>
<p>GRZ-S12</p>	<p>Conference facilities must:</p> <ol style="list-style-type: none"> 1. <u>be ancillary to residential activities or primary production activities on the site;</u> 2. <u>hours of operation shall be from 7 am to 7 pm at all times;</u> 3. <u>not exceed 26 event days in any calendar year; and</u> 4. <u>comply with the temporary events standard in relation to amplified noise in TEMP-S3</u>
<p>GRUZ-S13</p>	<p>Buildings or structures within the national grid yard <u>On sites where under-build within the national grid yard did not exist at October 2023 and where the proposed building or structure maintains safe electrical distances required by NZECP34:2001 in all national grid line operating conditions, and does not permanently physically impede existing vehicular access to a national grid support structure, provided that:</u></p> <ol style="list-style-type: none"> 1. <u>within the national grid yard:</u> <ol style="list-style-type: none"> a. <u>any alteration or addition to an existing building or structure for a sensitive activity does not involve an increase in the building height or footprint;</u> b. <u>it is a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); or</u> c. <u>it is a non-habitable building or structure for farming activities in rural zones (but not including any building for intensive farming, commercial greenhouses or milking/dairy sheds, although ancillary buildings associated with these uses are permitted);</u> d. <u>it is a yard for milking/dairy sheds;</u> e. <u>it is an artificial crop protection structure or crop support structure (excluding commercial greenhouses and PSA structures); or</u> f. <u>it is a fence less than 2.5m in height above ground level;</u> 2. <u>around the national grid support structures, the building or structure is at least 12-m from the outer visible edge of any national grid support structure foundation and associated stay wire, and does not physically impede existing vehicular access to a national grid support structure unless it is one of the following:</u> <ol style="list-style-type: none"> a. <u>a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);</u> b. <u>a fence no greater than 2.5-m high above ground level and no closer than 6m to the nearest national grid support structure; or</u> c. <u>a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of NZECP34:2001;</u> 3. <u>around national grid support structures, an artificial crop protection or crop support structure between 8m and 12m from a pi-pole support structure (but not a tower) and any associated guy wire (but not a tower), that:</u> <ol style="list-style-type: none"> a. <u>is not more than 2.5m high above ground level;</u> b. <u>is removable or temporary, to allow a clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</u> c. <u>allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; and</u> d. <u>meets the requirements of the NZECP34:2001 for separation distances from the conductor.</u>
<p>GRUZ-S14</p>	<p>Water supply and fire fighting sprinkler system for residential units</p> <ol style="list-style-type: none"> 1. <u>Each residential unit that is not connected to Council's reticulated water supply must</u>

	<p>have the following installed:</p> <ol style="list-style-type: none"> a self-sufficient potable water supply with a minimum volume of 38,000L; and a domestic fire sprinkler system in accordance with NZS 4541:2013 that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. 	
GRUZ-S15	<p>In addition to the underlying zone standards, the following additional standards apply to activities within the Staglands precinct:</p> <ol style="list-style-type: none"> hours of business operation are limited to 7am to 7pm; and all servicing must be provided for on site. 	
Restricted Discretionary Activities		
<p>GRUZ-R12-R15 <i>Policies</i> GRUZ-P12</p>	<p>Family flat/Minor residential unit which does not meet permitted activity standards Council will restrict its discretion to, and may impose conditions on:</p> <ol 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 values. Financial contributions. 	RDIS
<p>GRUZ-R13-R16 <i>Policies</i> GRUZ-P10, GRUZ-P12</p>	<p>Home business, ancillary to residential activities carried out on the site, which do not meet permitted activity standards Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> External storage. The number of non-resident workers employed on the site. The creation of dust, light, noise, vibration or other nuisance. Appearance of buildings. Size, number of, location and appearance of signs. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network. Financial contributions. 	RDIS
<p>GRUZ-R14-R17 <i>Policies</i> GRUZ-P11, GRUZ-P12</p>	<p>Buildings accessory to a permitted or-controlled activity which do not comply with permitted activity standards Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Height and sunlight access. Setbacks and coverage. Landscaping and screening. Provision of and effects on utilities and/or services. Standard, construction and layout of vehicular access, manoeuvring and traffic safety. Streetscape effects. Effects on rural character and amenity values. Financial contributions. 	RDIS
GRUZ-R18	<p>The construction or expansion of any building associated with any commercial activity or rural tourism in the Staglands precinct with discretion limited to:</p> <ol style="list-style-type: none"> How the increase in traffic and transport effects is managed. Whether established parking areas will be reduced. Any proposed upgrades made to the safety and efficiency of supporting roading infrastructure. Whether construction works are ancillary in nature and not anticipated to increase traffic. The design, scale, and appearance of buildings. 	RDIS
<p>GRUZ-R16 <i>Policy</i></p>	<p>Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of</p>	RDIS

NU-P4	<p>transmission line</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ul style="list-style-type: none"> d. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). e. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed: <ul style="list-style-type: none"> a. The risk to the structural integrity of the transmission line. b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. c. The risk of electrical hazards affecting public or individual safety, and risk of property damage. d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. e. Minimising the visual effects of the transmission line. f. The outcome of any consultation with the affected utility operator. <p>Restriction on notification</p> <p>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p>	
GRUZ-R16-R19 <i>Policy</i> <i>TP-P3</i>	<p>Activities listed as permitted which do not comply with the access standards in GRUZ-S1</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. 	RDIS
Discretionary Activities		
GRUZ-R20	Educational institutions facilities , educational activities and places of assembly early childhood centres	DIS
GRUZ-R21	Community Marae and community facilities	DIS
GRUZ-R22	Tourism facilities (excluding Staglands precinct)	DIS
GRUZ-R23	Commercial Activities listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below activities	DIS
GRUZ-R24	Visitor Two or more residential units on any one site accommodation including farm stay not complying with GRUZ-S9	NC DIS
GRUZ-R25	Animal Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) boarding	NC DIS
GRUZ-R26	Quarrying Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan activities	NC DIS
GRUZ-R17-R27	Intensive animal farming, including pig farming	DIS
GRUZ-R18	Topsoil removal	DIS
GRUZ-R19	Visitor accommodation, other than as part of any home business	DIS

GRUZ-R28	Activities listed as permitted which do not comply with the relevant standards in this chapter, and activities not listed in this table unless otherwise covered in the District-wide matters of the Plan	DIS
Non-complying Activities		
GRUZ-R29	Two or more residential units on any allotment (excluding any minor residential unit)	NC
GRUZ-R30	Buildings or structures within the national grid yard that does not meet GRUZ-S13	NC
Matters for Consideration		
Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:		
GRUZ-MC1	<p>Access</p> <ul style="list-style-type: none"> j. Accessibility for public transport, cyclists and pedestrians. k. Compliance with the Code of Practice for Civil Engineering Works. l. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights of way or restrictive covenants impose constraints that make compliance impracticable. m. Whether the activities proposed will not generate a demand for servicing facilities. n. Whether suitable alternative provision for servicing can be made. o. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. 	
GRUZ-MC2	<p>Intensive animal farming, including pig farming</p> <ul style="list-style-type: none"> e. Whether amenities of the surrounding environment can be maintained. f. Whether the effluent from the site can be discharged appropriately. 	
GRUZ-MC3	<p>Forestry</p> <ul style="list-style-type: none"> d. The method and timing of the activity. e. The area to be cleared at any one time. f. Traffic and access considerations and financial contributions regarding these. g. Effects on the amenity of neighbouring residential properties. 	
GRUZ-MC4	<p>Topsoil removal</p> <ul style="list-style-type: none"> • Whether the activity is to be the subject of a Management Plan to provide certainty as to the nature, timing and duration of ongoing activity, and a Rehabilitation Plan to show how the land will be restored to a state that respects the natural landform and ensures its long term sustainability for plant growth. • The nature and extent of effects on visual amenity or on sites or features of ecological, cultural or heritage value. • The nature and extent of effects on waterbodies, including effects on water quality and the potential for flooding. • The extent to which the activity causes or exacerbates soil erosion or compromises the versatility of the soil resource. • Whether the activity includes measures to deal with the effects of wind blown soil and dust. • The effects of vehicle movements to, from and within the site. • Regard for the provisions of the Regional Soil Plan (including Appendix 3 'Guidelines for Topsoil Mining'). • The nature and effectiveness of measures to avoid, remedy or mitigate adverse effects. • Noise. • Financial contributions. 	
GRUZ-MC5	<p>Active recreation</p> <ul style="list-style-type: none"> f. The location, hours of operation and layout of facilities in relation to their noise effects on adjoining land uses. g. Access and parking. h. Timing and frequency of events. 	

GRUZ-MC6	<p>Non-rural activities</p> <ul style="list-style-type: none"> h. Whether the activity, buildings, structures or other works are of an appropriate scale having regard to the local landforms and the nature of the surrounding environment. i. Whether the amenities and the quality of the rural environment can be maintained. j. The potential impacts of noise, dust, glare, vibration, fumes, smoke, discharges or pollutants or the excavation or deposition of earth. k. Traffic effects and access to formed, sealed roads. l. Whether the site of any non-rural or residential use is appropriately located having regard to the scale of the building development proposed and the intensity of the activity. The Council will consider the extent to which any non-rural activity, building, residential unit or structure may hinder the continued operation of any lawfully established activity. m. The extent to which landscape character and ecological values will be maintained or enhanced. 	
GRUZ-MC7	<p>Residential units</p> <ul style="list-style-type: none"> d. Provision for effluent treatment, disposal and water supply. e. The necessity for the number of residential units proposed. f. Whether the form, scale and character of the new buildings are compatible with those of the buildings in the immediate vicinity of the site. 	
GRUZ-MC8	<p>Scale, bulk, location and appearance of buildings</p> <ul style="list-style-type: none"> e. Whether the building design, appearance, location and scale detrimentally affects the character of the surrounding area. f. Whether a better standard of development can be achieved by varying the design, location or size of the buildings. g. The arrangement of buildings, car parks and vehicle movements on site. h. Whether the topography of the site has been taken into account. 	
GRUZ-MC9	<p>Amenity values</p> <ul style="list-style-type: none"> • Whether the proposed activity will have more than minor effect on the amenity values of the area in which it is to be located. 	
GRUZ-MC10	<p>Sunlight access</p> <ul style="list-style-type: none"> d. Whether the building will adversely interfere with sunlight access or create adverse shading on surrounding sites. e. 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. 	
Prohibited Activities		
GRUZ-R27	Gang fortifications	PR

Methods

- GRUZ-M1** District Plan provisions consisting of the following:
- e. Identification of areas which have different topography, character and **amenity values** as zones on the Planning Maps.
 - f. Rules controlling **setbacks**, minimum **site** size, **subdivision** and **building**.
 - g. Environmental standards to mitigate the potential adverse **effects** of **activities** on the rural **environment**.
 - h. Financial contributions and conditions of resource consents to achieve **amenity values, reserves, landscaping** and infrastructural requirements.
- GRUZ-M2** **Code of Practice for Civil Engineering Works.**
- GRUZ-M3** Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse **effects**.

- GRUZ-M4** Management Plans prepared under relevant legislation.
- GRUZ-M5** District Plan rules setting standards to protect adjacent properties from adverse shading effects.
- GRUZ-M6** District Plan rules prohibiting gang fortifications because of their adverse effects on the environment.

Anticipated environmental results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below:

Anticipated environmental results		Monitoring indicators	Data source
GRUZ-AER1	Maintenance of the present levels of diversity and health of soils and ecosystems	Change in land cover and use Numbers of resource consents and types of conditions imposed	Aerial photos Compliance monitoring
GRUZ-AER2	New buildings, development and activities which reflect rural character and amenity values	Change in density of subdivision patterns and built form Complaints received about development	Aerial photos Monitoring of building and subdivision consents Complaints register
GRUZ-AER3	Maintenance of rural amenity values	Changes in ambient noise levels Complaints about adverse environmental effects	Survey Complaints register
GRUZ-AER4	Restricted development in areas with environmentally sensitive characteristics and landscape values	Numbers and types of resource consents and conditions imposed Complaints received	Monitoring of consents Compliance monitoring Complaints register
GRUZ-AER5	Protection of natural landforms	Change in land cover and use Numbers and types of resource consents and conditions imposed	Aerial photos Compliance monitoring
GRUZ-AER6	A built environment which supports the health and safety of the City's residents	Resource consents and type and effect on health and safety issues Consultation and community initiatives	Council records

GRUZ Precinct 1 — Blue Mountains Precinct

The following issue and policies apply within the Blue Mountains Precinct (as identified on the planning maps) in addition to the provisions of the underlying General Rural Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail. Precinct specific subdivision provisions are located in the Subdivision Chapter (SUB).

Issues

- GRUZ-PREC1-11** Limited development opportunities in the Blue Mountains Precinct due to infrastructural and environmental constraints.

Subdivision and development in the Blue Mountains Precinct is restricted due to constraints

associated with **land** stability, drainage, existing **allotment** sizes and roading and access. There is difficulty with **sewage** disposal due to poor soakage, as well as limited opportunities to draw **groundwater**. Blue Mountains Road requires major **upgrading** to accommodate further development and this may result in significant adverse environmental **effects**.

The Blue Mountains Precinct is separately identified in the Plan. Because of its physical constraints, development can only be contemplated where adverse **effects** can be adequately mitigated. The present capacity of Blue Mountains Road is a limiting factor in considering development proposals in the areas served by it.

Policies

GRUZ-PREC1-P1 *To ensure that development and **land** use within the General Rural zone minimise adverse **effects** on significant natural, ecological, scenic, visual, landscape, recreational and cultural values.*

It is intended to protect the Blue Mountains Precinct by restricting further development in order to retain its rural character and amenity, and avoid potential environmental impacts. Within this area and nearby settlements, development is restricted due to environmental and infrastructural constraints, as **properties** are not connected to a common drainage disposal system or **water** supply. Roading access provides further development constraints. However, development can be contemplated when the **effects** on the **environment** and infrastructural resources can be adequately addressed. The specific controls which apply in the Blue Mountains Precinct are in addition to those applying in the General Rural zone.

GRUZ-PREC1-P2 *To provide for limited development within the Blue Mountains Precinct which takes into account its environmentally sensitive nature.*

Development in the Blue Mountains Precinct is restricted due to **land** stability, drainage problems and roading and access difficulties, and the desire to restrict physical expansion in order to preserve the area's natural character and **amenity values**. There are also difficulties with **sewage** disposal in this area due to a lack of soakage and existing **site** sizes, as well as limited opportunities to draw **groundwater**.

Blue Mountains Road requires major **upgrading** to be able to accommodate significant further development and this could result in significant adverse environmental **effects**.

Subdivision in the Blue Mountains Precinct is a non-complying activity in order to deal with the infrastructural and servicing constraints, and the desire to maintain the natural character and **amenity values**. **Subdivision** proposals will be assessed on a case-by-case basis. While there will be circumstances where such **effects** are avoidable or readily able to be mitigated, development within the area is not encouraged due to environmental constraints. In addition, an integrated management approach is required with respect to the **natural and physical resources** within this area.

Advice Note:

The rules and standards relating to **subdivision** in the Blue Mountains Precinct are located in the Subdivision (SUB) Chapter

RPROZ — Rural Production Zone

Background

The rural sector is in transition as a diverse range of rural and rural lifestyle **activities** gradually replace traditional **farming activities**. A balanced approach is needed to sustainably manage the resources of this part of the City. The rural area contains much of the City's agriculture and primary productive **land** resources which are an important part of the City's economic and social wellbeing, both now and in the future. It also forms the immediate backdrop to the City in terms of landscape. Areas for rural lifestyle, **passive and active recreation and** leisure opportunities, and other mixed urban/rural **activities** also form part of the character of this **environment**.

Resource Management Issues

RPROZ-11

*The loss of rural character, the destruction of significant areas of **indigenous vegetation** and areas of significant habitat for fauna, the degradation of **amenity values** from development and **activities** and competing expectations of, and demands for, rural resources.*

The rural **environment** is highly valued for a variety of reasons. It has been highly modified by changes in **land** use and exhibits a range of characteristics. The valley floors are characterised by a patchwork of fields under pasture with farm and other **buildings** dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic **forestry** plantations and indigenous forest.

While the appearance of the rural **environment** is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of **buildings** and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse **effects** which may be generated by **farming activities, forestry** and other **activities** commonly located in the rural **environment**. Loss of this open space through more intensive **subdivision** and subsequent residential development may create an **environment** in which the **effects** of rural **activities** are no longer acceptable.

The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. **Amenity values** refer to those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The rural **environment** is characterised by important ecological values. These include significant areas of **indigenous vegetation** and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation. These issues are considered in greater detail in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

The rural area comprises **natural and physical resources** which are often the subject of competing demands and uses. For example, areas may have value to some as a residential **environment**, while to others the value may be as a recreational **environment**. Others still may value the productive or economic return from a **land** area, or recognise a particular cultural significance. Competing demands are greatest for flat **land**, which is suitable for a wide range of **activities**, from **farming activities** and business, to tourist and residential uses. **Activities**, such as outdoor recreation or rural lifestyle development can become an accepted part of the rural **environment** if they do not impact on rural amenity and character. A range of opportunities are therefore required to enable the community to make use of the rural **land** resource.

It is necessary to provide for both rural and non-rural **activities** while ensuring that rural character and amenity is maintained and enhanced, and natural ecosystems are protected.

RPROZ-12

The loss of the life supporting capacity of soil through inappropriate development and

unsustainable land use practices.

Land and soil are the most important non-renewable resources in the City, and form part of the City's economic and social wellbeing. The productive potential of land relies on the ability of the soil resources to support the production of food, the growth of plantation timber and the sustenance of indigenous vegetation. Soil retention is important in maintaining the life-supporting capacity of land in the City as well as protecting water quality. The productivity of soils is also dependent on soil quality which results from the physical, chemical and organic elements that make up soil.

Unsustainable farming practices can deplete topsoil or break down the soil's fertile structure through inappropriate crops or contamination from agrichemicals. Erosion is less of an issue on the valley floor but could occur on sloping terrain.

Adverse effects from inappropriate land use and land disturbance affect not only the soils but may have implications for downstream areas. These off-site effects include impacts on streams, rivers, water quality, and flooding potential on adjacent land, as well as adverse effects on landscapes.

Subdivision, and subsequent development, can also affect the life-supporting capacity of soils. They can be removed, compacted, covered, contaminated or otherwise damaged by development.

Objectives

RPROZ-01

The maintenance and enhancement Purpose of the open spaces, natural features and ecological systems which comprise the rural character and amenity. Rural production zone

Many natural features and amenity values comprise the rural character. The level of amenity in the rural area

Highly productive land is important to the quality of life enjoyed by people living and working in the area or visiting it available for primary production activities. In order to protect rural character and amenity, the rural environment is divided into three specific zones to reflect resource objectives and particular environmental considerations.

The Rural Production zone is defined as the area largely used for productive agricultural purposes with a range of land holdings located primarily on the valley floor. It includes the Mangaroa, Whitemans and Kaitoke areas and parts of Akatarawa and Karapoti valleys. The zone provides for rural-orientated uses appropriate to this particular environment.

RPROZ-02

The promotion of an environment Infrastructure within which soil, water and land resources are managed sustainably.

Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.

The Rural Zones covers the non-urban areas of the City, ranging from relatively intensively developed areas through to more extensive land holdings.

The Rural Zones provide opportunities for rural-based activities to occur. The soil and the land base of the area represent a significant resource for the City. It is important that the ability of these resources to support life is not unduly undermined. It is not a sustainable use of the resource to allow the land to be degraded or used in a manner which will significantly limit the choices of future generations.

RPROZ-03

Rural character and amenity values

RPROZ-O3 To maintain and enhance the rural character and amenity values of the rural area Rural production zone.

The level of amenity values in the rural area is important to people living, working and visiting in the area. The rural environment is however that of a working area, and the level of amenity differs from that which would be found in residentially zoned land.

Policies

RPROZ-P1 To manage the adverse environmental effects appropriate activities arising from the scale, density, number and location of earthworks, new building developments and activities so that they do not significantly compromise rural character and landscape values.

Buildings

Enable activities that are maintain the productive capacity of highly productive land in the Rural production zone, structures while ensuring that their design, scale and associated earthworks which intensity is appropriate to the rural environment, including:

1. farming activities and ancillary activities;
2. rural residential activities;
3. farm stay, rural produce retail and home businesses which support or are ancillary to farming activities and residential activities; or
4. passive recreation activities;

where they:

1. provide for varying forms, scale, and separation of buildings and structures, including additions and alterations
2. manage the density and location of residential development;
3. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not in harmony with available;
4. will not compromise the rural landscape have the potential to adversely affect the appearance and rural character efficiency of the environment. Council seeks to maintain transport network;
5. manage reverse sensitivity effects on sensitive activities;
6. minimise adverse effects on the natural elements which give environment; and
7. do not compromise the rural area its character. For this reason the District Plan seeks to limit the number productive capacity of new buildings highly productive and structures by controlling the subdivision of rural land, limiting the intensity of residential and other activities, and by placing control on associated earthworks.

RPROZ-P2 To ensure that development Rural character and land use within the Rural Production zones minimise adverse effects on rural character, areas of significant indigenous flora or fauna, and amenity values.

The

Use and development in the Rural Production production zone is characterised by a range will maintain or enhance the District's rural character and amenity values, including:

1. the general sense of openness;
2. significant areas of land uses which generally retain the open farmland characteristics. The Valley Floor areas have a low level of building development. While there are some areas in which there are a number of structures indigenous vegetation
3. natural character, there is generally a high degree of separation between clusters of buildings landscapes and features;
4. overall low density of development; and
5. the predominance of primary production activities.

Maintaining larger **site** sizes in the Rural Production Zones will generally ensure that the rural character is not compromised by numerous clusters of **buildings** spread across the landscape. It also provides greater opportunities for significant natural features and areas of indigenous flora and fauna to be retained. Larger **sites** also assist in avoiding the creation of nuisances resulting from inadequate separation between new **residential units** and existing **activities**. Retaining openness maintains a rural character which distinguishes the areas from the more densely settled urban **environment**. Further consideration is given to these matters in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

RPROZ-P3

To ensure that **activities-Earthworks** which alter the contour of the **land** do not significantly affect rural character and **amenity values**, particularly where the **land** is visible from **roads** and public places.

The altering

To ensure that **earthworks** do not result in a loss of **topsoil from highly productive land** contours by filling, avoid or mitigate run-off, contamination or erosion of soil and excavation has do not significantly affect rural character and **amenity values**, particularly where the potential to permanently alter the appearance of the landscape. Such **effects** may not be limited to the areas actually disturbed, but may relate to the integrity of an adjacent or nearby feature. While there may be some circumstances where such **effects** are unavoidable, for example the construction or **upgrading** of a State Highway, or are a required aspect of **land use** **land** is visible from **roads** and development, they need to be mitigated in areas of high **public visibility** places.

RPROZ-P4

To ensure that essential services are able to be operated safely and efficiently. **Infrastructure**

As their name suggests

To ensure that **transport networks**, **essential services** underpin human activity. Their ongoing operational **transmission lines** and other **regionally significant network utilities** are able to be operated safely and development needs require safeguarding in view of their strategic importance efficiently.

RPROZ-P5

To avoid, remedy or mitigate the adverse **effects-Intensive farming** of activities on soil, water, land and other natural resources.

The soils, **water** and

Avoid intensive farming on highly productive land unless it can be demonstrated that the **productive capacity** of the rural **environment** are finite in nature. Without them, life could **site will** not be supported **diminished**. Food and fibre products could not be produced and indigenous flora and fauna would not be sustained. **Council** seeks to ensure that development and **land use** do not significantly impair the life supporting capacity of the rural **environment's** natural resources.

RPROZ-P6

To avoid or mitigate run off, contamination and erosion of soil from **land-Plantation forestry** development so as to sustain the life supporting capacity of the soil.

It is important

Provide for **plantation forestry** in the rural zones where it is carried out in a manner that avoids, remedies or mitigates adverse **effects** on:

1. **significant indigenous vegetation**;
2. **natural landscapes and features**;
3. **sites of significance** to ensure that **activities** are managed in such a way as to avoid the depletion **Māori**;
4. **sites** of **resources**. **land** development in areas prone to soil erosion can have an adverse effect

- on soil retention. The acceleration of erosion in such circumstances depletes the soil resource **historic heritage**; and
5. **surface waterbodies** and can have adverse impacts on **water** quality and on vegetation in **the their margins of waterbodies**. The rural area can be used for a variety of **activities** as long as the **potential effects** of erosion and contamination are considered and addressed.

RPROZ-P7

To encourage new development of an urban nature to locate within the urban areas of the City. **Quarrying activities**

The edge

Avoid **quarrying activities** or **cleanfill areas** to prevent the **loss** of the urban area is defined by the interface with rural areas. Council generally intends to contain new urban development within the existing urban area. Intensive urban development generally has a detrimental impact on the life-supporting **productive capacity** of soils, **water**, **highly productive land** and other natural resources in the rural **environment** through removal, compaction, coverage and contamination associated with **buildings**, **roads** and **discharges** of waste to **land** and **water**. Urban expansion also leads to a radical transformation in the appearance of former rural areas and nullifies any open, vegetation dominated aspects of rural character. New residential development needs to be provided for in a sustainable manner. Accordingly, the Plan provides for new urban development in appropriate locations.

RPROZ-P8

To limit the potential adverse **effects** **Inappropriate activities** of rural and non-rural **activities** on each other and on rural **amenity values**.

The rural **environment** is generally more sensitive to certain environmental effects than

Limit activities which:

1. **are incompatible with** the **purpose**, **character** **urban parts** and **amenity values** of the City. The rural area is generally perceived to be a relatively quiet, peaceful **environment**, although from time to time there are **activities** taking place such as harvesting **Rural production zone**;
2. **will result in the loss of productive capacity of highly productive land**;
3. **may generate reverse sensitivity effects** and/or **cultivation** conflict with permitted **activities** in the zone; or
4. **will result in development of an urban scale or intensity**.

Rural Production zoned **land** provides opportunities for people to undertake a range of **activities**. **Activities** in and adjacent to the Rural Production Zone should be able to function without being unreasonably compromised by another **activity**.

RPROZ-P9

To encourage **building design**, **location** and **scale** that complements the character of the surrounding area.

The design and character of **buildings** within the rural area makes a significant contribution to its amenity. In seeking to maintain and enhance that amenity, it is appropriate to encourage good design.

RPROZ-P10

To identify and maintain **amenity values** that the community wishes to protect.

Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. **Activities** which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own **properties** and the need for utilities to operate effectively and safely.

A particular concern of the Upper Hutt community relates to the **effects** of the establishment and use of what are commonly referred to as **gang fortifications**. These are sometimes accompanied by an

increase in antisocial behaviour.

It is Council's view that the adverse effects of these fortifications on the environment, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the amenity values of the Upper Hutt environment, are such that these activities should not be permitted. The activity is therefore prohibited anywhere in Upper Hutt City.

Rules

District-wide matters

Each activity in the Rural Production Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

District-wide matters
TEMP - Temporary Activities
SIGN - Signs
EW - Earthworks
NATC — Natural Character
DC — Development Contributions
HH - Historic Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous Biodiversity
NFL - Natural Features and Landscapes
PA — Public Access
ASW - Activities on the Surface of Water
NU — Network Utilities
REG - Renewable Energy Generation
TP — Transport and Parking
NOISE - Noise
NH - Natural Hazards
CL — Contaminated Land
HS - Hazardous Substances
WM — Waste Management
SUB - Subdivision
AIR - Air
LIGHT - Light

Activities Tables

~~Policies RPROZ-P1, RPROZ-P2, RPROZ-P7, NH-P6, NU-P4~~

Permitted Activities		
RPROZ-R1	Farming activities and associated buildings (unless otherwise specified in this table)	PER
RPROZ-R2	Buildings and structures, including additions and alterations complying with: <ol style="list-style-type: none"> 1. RPROZ-S1; 2. RPROZ-S2; 3. RPROZ-S3; 4. RPROZ-S4; 5. RPROZ-S5; 6. RPROZ-S11; 7. RPRPZ-S12; and 8. NOISE-S7 	PER
RPROZ-R3	Field based agricultural research and ancillary buildings and ancillary activities (including field days and open days) on the Kaitoke Agricultural Research Farm legally described as Pt DP 12431 Lot 2 DP 22844 & sec 41 Pt secs 1, 2, 29 Pakuratahi Dist Blk XV Akatarawa SD - Animal Research Farm Sec 1 SO 24123 Sec 43 SO 23658 - Animal Research Station, Sec 3 Pakuratahi Dist Blk XV Akatarawa SD	PER
RPROZ-R4	Minor Structures	PER
RPROZ-R5	One residential unit Residential activities per site complying with RPROZ-S7	PER
RPROZ-R6	Farm One family flat in conjunction stay complying with a residential unit RPROZ-S9	PER
RPROZ-R7	Home business incidental to residential activities carried out on the site complying with RPROZ-S8	PER
RPROZ-R8	Rural Veterinary clinics produce retail complying with RPROZ-S10	PER
RPROZ-R9	Passive recreation activities	PER
RPROZ-R10	Removal or demolition of a building from a site where is it not listed in HH-Schedule 1	PER
RPROZ-R11	Conservation activities	PER
Controlled Activities		
RPROZ-R14 Policy RPROZ-P8	Active recreation activities Council may impose conditions on: <ol style="list-style-type: none"> 8. Avoiding, remedying or mitigating adverse effects of the use on the locality. 9. Traffic generation, car parking, access arrangements and onsite vehicle movements. 10. Bulk, location, design and appearance of buildings. 11. Hours of operation. 12. Signs. 13. Landscaping and screening. 14. Servicing and infrastructure. 15. Mitigation of noise effects. 16. Financial contributions. 	CON
RPROZ-R12 Policy RPROZ-P9	Establishment of a relocated building from another site Council may impose conditions on: <ol style="list-style-type: none"> 9. Reinstatement works to the condition and appearance of the building relating to: 	CON

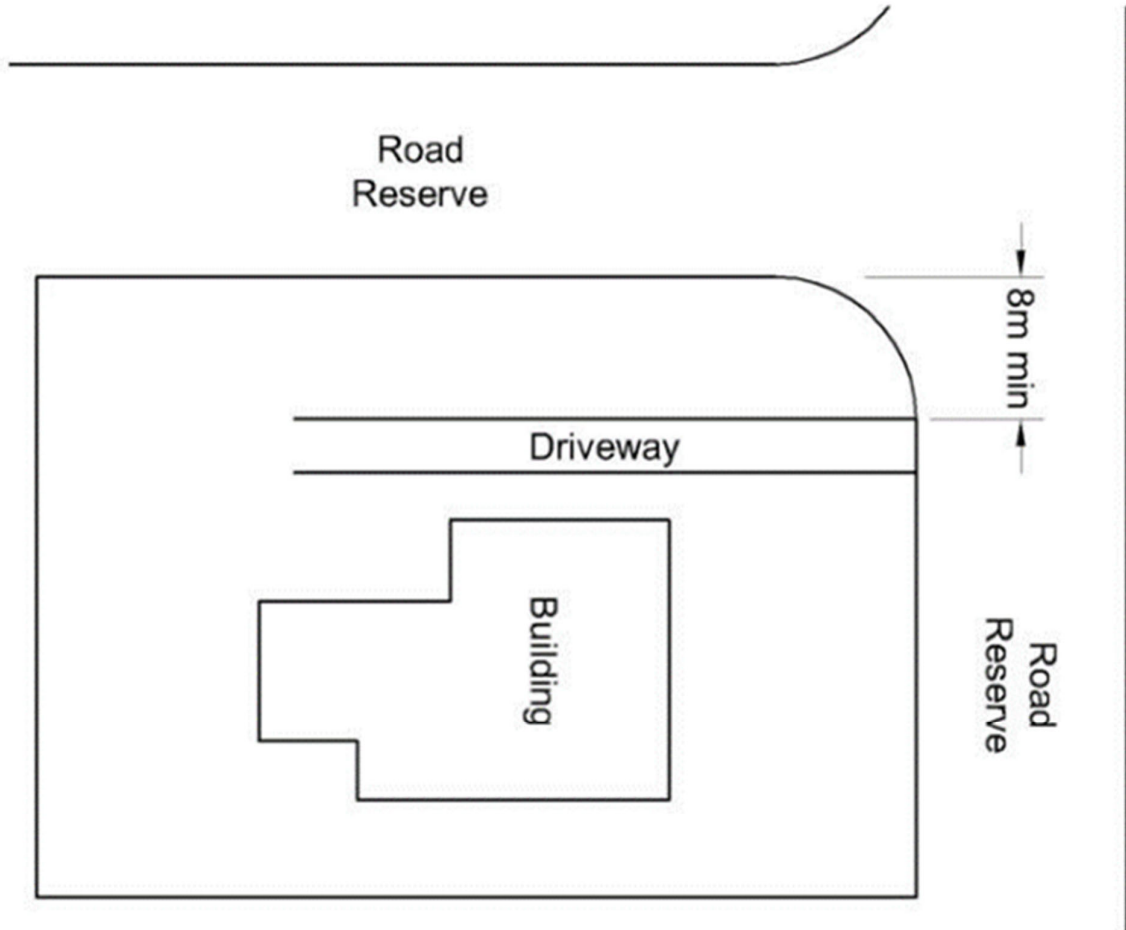
	<ul style="list-style-type: none"> a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements; b. Painting and/or cleaning of the exterior fabric of the building if necessary; c. Cladding or other means of enclosing open subfloor areas below the building; d. Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area. <ul style="list-style-type: none"> 10. The timeframe for the work to be completed; 11. Landscaping, screening and boundary treatment; 12. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent. 13. Provision of and effects on utilities and/or services. 14. Standard, construction and layout of vehicular access. <p>Notes in respect of (4):</p> <ul style="list-style-type: none"> 14. A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. 15. The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor. 16. The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works. 	
--	--	--

Controlled activities – restrictions on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

Standards for Permitted and Controlled Activities

<p>RPROZ -S1</p>	<p>Access standards for land use activities</p> <p>Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point.</p> <ul style="list-style-type: none"> 1. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 2. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 3. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial route (identified in the Transport and Parking (TP) Chapter), the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below.
-------------------------	---



5. Where a **corner allotment** is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no **building**, fence or other **structure** is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
6. At the intersection of a **road** or rail level crossing, no **building**, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter.
7. **Land use activities** with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.

RPROZ-S2

Policies
~~RPROZ-P1,~~
~~RPROZ-P8~~

Setbacks

1. ~~The~~**The setback distance for buildings from all boundaries shall not be less than:**
 12m.
2. ~~Rural Production~~**New residential units shall not be built within 10m of an existing forest.**
3. **Sites of less than 1.5ha in all General rural zone** ~~all shall comply with the boundaries~~
~~12m setback standards of the Settlement zone in SETZ-S2~~

Exemptions:

1. Eaves, bay windows or similar features, may encroach into **boundary setbacks** by up to 0.7m.
2. Non-enclosed and uncovered decks of 1.0m or less in **height** above **ground level**.

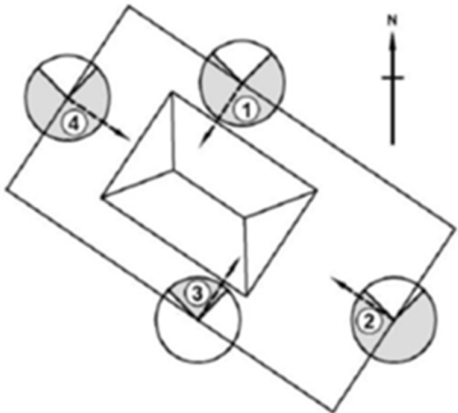
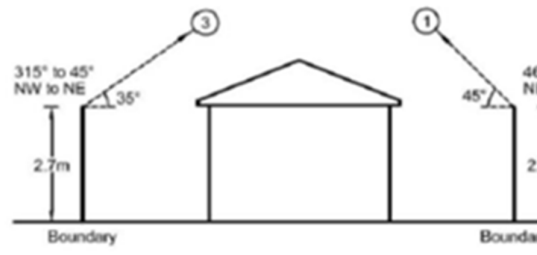
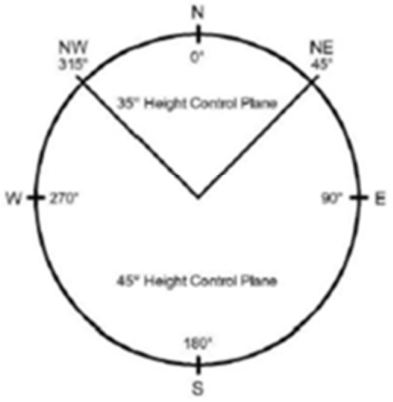
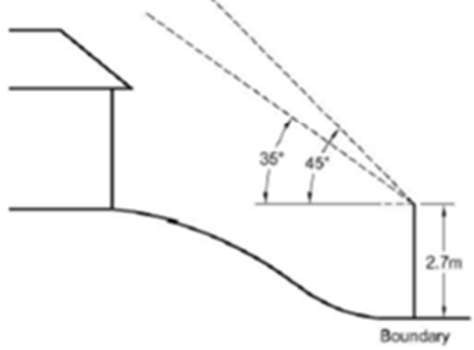
Notes:

3. ~~Sites of less than 1500m² in all Rural Production zones shall comply with the setback standards of the Residential Conservation Precinct zone.~~
4. ~~New residential units shall not be built within 10m of an existing forest.~~

RPROZ-S3

Building height

<p><i>Policies</i> RPROZ-P1, RPROZ-P8, RPROZ-P9</p>	<ol style="list-style-type: none"> 1. The maximum height above ground level of any structure or building shall (excluding farming activity accessory building) must not exceed 8m. 2. The maximum height above ground level of any farming activity accessory building must not exceed 10m. <p>Exemption:</p> <ol style="list-style-type: none"> 1. Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m.
---	---

<p>RPRO Z-S4</p>	<p>Sunlight Access</p> <ol style="list-style-type: none"> 1. Height control planes apply to all buildings: <ol style="list-style-type: none"> 1. Adjacent to a General residential zone. 2. On sites smaller than 1500m² in a Rural production zone. 2. Buildings shall be designed so that they fit within the height control planes defined below: 	
<p>a) Height control planes in relation to site boundaries:</p>		
 		
<p>b) Determining which height control plane to use:</p>		<p>c) Application of height control plane on a sloping site:</p>
		

<p>Exemptions:</p> <ol style="list-style-type: none"> 3. Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m. 4. The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total building length.
--

	5. Where the boundary involved in the measurement of the height control plane adjoins an access strip or right-of-way to a rear allotment , the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary .
RPROZ-S5 <i>Policies</i> <i>NATC-P1</i>	Water supply, stormwater and wastewater 1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works . 2. New buildings and development must be designed to ensure that the stormwater runoff from all new impervious surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall annual exceedance probability event.
RPROZ-S6 <i>Policies</i> <i>RPROZ-P2,</i> <i>RPROZ-P5,</i> <i>RPROZ-P6,</i> <i>RPROZ-P8</i>	Forestry Plantation forestry 1. Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice. 2. There shall be a 10m non-millable buffer from any waterbody with a width greater than 1m. 3. A buffer width of at least 10m is to be provided to any existing residential unit on another site . 4. No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the Council . This Notice shall contain the following information: a. A description of the extent of the area to be harvested and the method of tree removal from the site . b. The date of commencement and duration of the harvesting. c. The expected volume of timber to be extracted. d. The regularity of logging truck movements. e. The roads proposed to be used for the cartage of timber or logs or machinery used in harvesting; and f. Appropriate measures to manage the adverse impacts of road use resulting from harvesting.
RPROZ-S7	Residential activities must be limited to: 1. one residential unit; and 2. one minor residential unit with a maximum gross floor area of 100m².
RPROZ-S7-S8 <i>Policies</i> <i>RPROZ-P8,</i> <i>RPROZ-P10</i>	Home business ancillary to residential activities carried out on the site : 1. At least one of the persons engaged in the home business shall must live on the site as their principal place of residence. 2. No more than three non-resident persons may be engaged in the home business at any one time. 3. The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted. 4. The no retailing activity shall take place where there is direct access to the State Highway. 5. the site shall must not be used as a depot for any heavy vehicle associated with a trade; and 6. Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway. 7. Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve. 8. Equipment used shall must not interfere with radio and television reception.
RPROZ-S9	Farm stay must be limited to: 1. accommodation for a maximum of six guests; and 2. ancillary to residential activities or primary production activities on the site.
RPROZ-S10	Rural produce retail where: 1. the number of rural produce operations does not exceed one on any site; 2. the activity does not exceed gross floor area of 25m²; 3. no retailing activity shall take place where there is direct access to the State Highway; and 4. areas used for outdoor storage or sales must: a. be setback a minimum of 12m from all boundaries; and

	<ul style="list-style-type: none"> b. <u>be screened from residential units on adjoining properties and roads by continuous evergreen planting to a minimum height of 2m above ground level</u> c. <u>ensure any stored equipment or goods does not exceed the height of screening.</u> 	
RPROZ-S12	<p><u>Water supply and fire fighting sprinkler system for residential units</u></p> <ul style="list-style-type: none"> 1. <u>Each residential unit that is not connected to Council's reticulated water supply must have the following installed:</u> <ul style="list-style-type: none"> a. <u>a self-sufficient potable water supply with a minimum volume of 38,000L; and</u> b. <u>a domestic fire sprinkler system in accordance with NZS 4541:2013 that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u> 	
Restricted Discretionary Activities		
RPROZ-R13-R12 <i>Policies</i> RPROZ-P10	<p>Family flat<u>Minor residential unit</u> which which does not meet permitted or controlled activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ul style="list-style-type: none"> 1. Land tenure. 2. Location. 3. Provision of and effects on utilities and/or services. 4. Landscaping. 5. Setbacks and coverage. 6. Height and sunlight access. 7. Standard, construction and layout of vehicular access. 8. Effects on <u>rural</u> character and amenity values. 9. Financial contributions. 	RDIS
RPROZ-R14 <i>Policies</i> RPROZ-P8, RPROZ-P10	<p>Home business, ancillary to residential activities carried out on the site, which do not meet permitted or controlled activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ul style="list-style-type: none"> 4. External storage. 5. The number of non-resident workers employed on the site. 6. The creation of dust, light, noise, vibration or other nuisance. 7. Appearance of buildings. 8. Size, number of, location and appearance of signs. 9. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network. 10. Financial contributions. 	RDIS
RPROZ-R15-R13 <i>Policies</i> RPROZ-P9, RPROZ-P10	<p>Buildings accessory to a permitted or controlled activity which do not comply with permitted or controlled activity standards</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ul style="list-style-type: none"> 1. Height and sunlight access. 2. Setbacks and coverage. 3. Landscaping and screening. 4. Provision of and effects on utilities and/or services. 5. Standard, construction and layout of vehicular access, manoeuvring and traffic safety. 6. Streetscape effects. 7. Effects on rural character and amenity values. 8. Financial contributions. 	RDIS
RPROZ-R16 <i>Policy</i> NU-P4	<p>Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ul style="list-style-type: none"> 3. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001). 4. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed: <ul style="list-style-type: none"> i. The risk to the structural integrity of the transmission line. 	RDIS

	<ul style="list-style-type: none"> ii. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. iii. The risk of electrical hazards affecting public or individual safety, and risk of property damage. iv. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. v. Minimising the visual effects of the transmission line. vi. The outcome of any consultation with the affected utility operator. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p>	
RPROZ-R17-R14 <i>Policy TP-P3</i>	<p>Activities listed as permitted or controlled which do not comply with the access standards in RPROZ-S1</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> 1. The extent to which the activity will adversely affect traffic and pedestrian safety. 2. The extent to which the activity will adversely affect the efficient functioning of the roading network. 	RDIS
Discretionary Activities		
RPROZ-R15	Commercial activities	DIS
RPROZ-R16	Rural industries including rural contractors depot	DIS
RPROZ-R17	Animal boarding	DIS
RPROZ-R18	Intensive animal farming, including pig farming	DIS
RPROZ-R19	Conference Topsoil removal facilities	DIS
RPROZ-R20	Visitor accommodation, other than as part of any home business not complying with RPROZ-S9	DIS
RPROZ-R21	Educational institutions facilities, educational activities and early places of assembly childhood centres	DIS
RPROZ-R22	Community facilities Marae and community facilities	DIS
RPROZ-R23	Tourism facilities	DIS
RPROZ-R2-R24	Forestry, including plantation forestry	PER-DIS
RPROZ-R24-R25	<p>Activities Activities listed as permitted or controlled which which do not comply with the relevant standards in this chapter, except as specified below and activities not listed in this table unless otherwise covered in the District-wide matters of the Plan.</p>	DIS
Non-complying Activities		
RPROZ-R26	Quarrying activities	NC
RPROZ-R25-R27	Two or more residential units on any allotment (excluding any minor residential units on any one site unit)	NC
RPROZ-R27	Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan	NC
Matters for Consideration		

Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:

RPROZ-MC1	<p>Access</p> <ol style="list-style-type: none"> 8. Accessibility for public transport, cyclists and pedestrians. 9. Compliance with the Code of Practice for Civil Engineering Works. 10. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights of way or restrictive covenants impose constraints that make compliance impracticable. 11. Whether the activities proposed will not generate a demand for servicing facilities. 12. Whether suitable alternative provision for servicing can be made. 13. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.
RPROZ-MC2	<p>Intensive animal farming, including pig farming</p> <ol style="list-style-type: none"> 9. Whether amenities of the surrounding environment can be maintained. 10. Whether the effluent from the site can be discharged appropriately.
RPROZ-MC3	<p>Forestry</p> <ol style="list-style-type: none"> 6. The method and timing of the activity. 7. The area to be cleared at any one time. 8. Traffic and access considerations and financial contributions regarding these. 9. Effects on the amenity of neighbouring residential properties.
PROZ-MC4	<p>Topsoil removal</p> <ol style="list-style-type: none"> f. Whether the activity is to be the subject of a Management Plan to provide certainty as to the nature, timing and duration of ongoing activity, and a Rehabilitation Plan to show how the land will be restored to a state that respects the natural landform and ensures its long term sustainability for plant growth. g. The nature and extent of effects on visual amenity or on sites or features of ecological, cultural or heritage value. h. The nature and extent of effects on waterbodies, including effects on water quality and the potential for flooding. i. The extent to which the activity causes or exacerbates soil erosion or compromises the versatility of the soil resource. j. Whether the activity includes measures to deal with the effects of wind blown soil and dust. k. The effects of vehicle movements to, from and within the site. l. Regard for the provisions of the Regional Soil Plan (including Appendix 3 'Guidelines for Topsoil Mining'). m. The nature and effectiveness of measures to avoid, remedy or mitigate adverse effects. n. Noise. o. Financial contributions.
RPROZ-MC5	<p>Active recreation</p> <ol style="list-style-type: none"> 3. The location, hours of operation and layout of facilities in relation to their noise effects on adjoining land uses. 4. Access and parking. 5. Timing and frequency of events.
RPROZ-MC6	<p>Non-rural activities</p> <ol style="list-style-type: none"> p. Whether the activity, buildings, structures or other works are of an appropriate scale having regard to the local landforms and the nature of the surrounding environment. q. Whether the amenities and the quality of the rural environment can be maintained. r. The potential impacts of noise, dust, glare, vibration, fumes, smoke, discharges or pollutants or the excavation or deposition of earth. s. Traffic effects and access to formed, sealed roads. t. Whether the site of any non-rural or residential use is appropriately located having regard to the scale of the building development proposed and the intensity of the activity. The Council will consider the extent to which any non-rural activity, building, residential unit or structure may hinder the continued operation of any lawfully established activity. u. The extent to which landscape character and ecological values will be maintained or

	enhanced.
RPROZ-MC7	<p>Residential units</p> <ul style="list-style-type: none"> g. Provision for effluent treatment, disposal and water supply. h. The necessity for the number of residential units proposed. i. Whether the form, scale and character of the new buildings are compatible with those of the buildings in the immediate vicinity of the site.
RPROZ-MC8	<p>Scale, bulk, location and appearance of buildings</p> <ul style="list-style-type: none"> h. Whether the building design, appearance, location and scale detrimentally affects the character of the surrounding area. i. Whether a better standard of development can be achieved by varying the design, location or size of the buildings. j. The arrangement of buildings, car parks and vehicle movements on site. k. Whether the topography of the site has been taken into account.
RPROZ-MC9	<p>Amenity values</p> <ul style="list-style-type: none"> • Whether the proposed activity will have more than minor effect on the amenity values of the area in which it is to be located.
RPROZ-MC10	<p>Sunlight access</p> <ul style="list-style-type: none"> i. Whether the building will adversely interfere with sunlight access or create adverse shading on surrounding sites. j. 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.
Prohibited Activities	
RPROZ-R28	<p>Gang fortifications</p> <p style="text-align: right;">PR</p>

Methods

- RPROZ-M1** District Plan provisions consisting of the following:
 - n. Identification of areas which have different topography, character and amenity values as zones on the Planning Maps.
 - o. Rules controlling setbacks, minimum site size, subdivision and building.
 - p. Environmental standards to mitigate the potential adverse effects of activities on the rural environment.
 - q. Financial contributions and conditions of resource consents to achieve amenity values, reserves, landscaping and infrastructural requirements.
- RPROZ-M2** Code of Practice for Civil Engineering Works.
- RPROZ-M3** Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse effects.
- RPROZ-M4** Management Plans prepared under relevant legislation.
- RPROZ-M5** District Plan rules setting standards to protect adjacent properties from adverse shading effects.
- RPROZ-M6** District Plan rules prohibiting gang fortifications because of their adverse effects on the environment.

Anticipated environmental results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results		Monitoring indicators	Data source
RPROZ-AER1	Maintenance of the present levels of diversity and health of soils and ecosystems	Change in land cover and use Numbers of resource consents and types of conditions imposed	Aerial photos Compliance monitoring
RPROZ-AER2	New buildings, development and activities which reflect rural character and amenity values	Change in density of subdivision patterns and built form Complaints received about development	Aerial photos Monitoring of building and subdivision consents Complaints register
RPROZ-AER3	Maintenance of rural amenity values	Changes in ambient noise levels Complaints about adverse environmental effects	Survey Complaints register
RPROZ-AER4	Restricted development in areas with environmentally sensitive characteristics and landscape values	Numbers and types of resource consents and conditions imposed Complaints received	Monitoring of consents Compliance monitoring Complaints register
RPROZ-AER5	Protection of natural landforms	Change in land cover and use Numbers and types of resource consents and conditions imposed	Aerial photos Compliance monitoring
RPROZ-AER6	A built environment which supports the health and safety of the City's residents	Resource consents and type and effect on health and safety issues Consultation and community initiatives	Council records

RLZ — Rural Lifestyle Zone

Background

The rural sector is in transition as a diverse range of rural and rural lifestyle activities gradually replace traditional farming activities. A balanced approach is needed to sustainably manage the resources of this part of the City. The rural area contains much of the City's agriculture and primary productive land resources which are an important part of the City's economic and social wellbeing, both now and in the future. It also forms the immediate backdrop to the City in terms of landscape. Areas for rural lifestyle, passive and active recreation and leisure opportunities, and other mixed urban/rural activities also form part of the character of this environment.

The Rural lifestyle zone provides for residential living opportunities within a rural environment. The predominant land uses within the Rural lifestyle zone are non-intensive primary production and residential activities. Some non-residential activities are located within the Rural lifestyle zone to support the residential and rural functions of the community.

The Rural lifestyle zone is generally located on the periphery of the City in locations which are not identified as having high quality soils. The Rural lifestyle zone provides a transition to the surrounding Rural zone and thereby helps to avoid reverse sensitivity effects associated with housing in proximity to more intensive forms of primary production.

It is expected that residential development and subdivision within the Rural lifestyle zone will continue as a result of a reduced requirement for urban living and the attractiveness of a semi-rural lifestyle that provides space and a sense of community. The majority of land within the Rural lifestyle zone is not serviced by reticulated three-waters infrastructure. Suitable on-site solutions will therefore need to be provided.

It is important to ensure that all future developments and land uses do not compromise the rural character and

amenity values of the zone. The location of the Rural lifestyle zone on the outskirts of the City's urban area can make it attractive for the establishment of non-residential activities. These activities will need to be managed to protect the rural character and residential amenity within the zone.

Resource Management Issues

RLZ-I1

The loss of rural character, the destruction of significant areas of indigenous vegetation and areas of significant habitat for fauna, the degradation of amenity values from development and activities and competing expectations of, and demands for, rural resources.

The rural environment is highly valued for a variety of reasons. It has been highly modified by changes in land use and exhibits a range of characteristics. The valley floors are characterised by a patchwork of fields under pasture with farm and other buildings dotting the landscape. The hillsides are marked by more extensive pastureland, regenerating scrub, exotic forestry plantations and indigenous forest.

While the appearance of the rural environment is subject to considerable change and evolution, some characteristics remain constant. These are the open, expansive nature of the countryside with a relatively low density of buildings and with vegetation being the dominant feature. Open spaces, a key feature of rural character, serve to mitigate adverse effects which may be generated by farming activities, forestry and other activities commonly located in the rural environment. Loss of this open space through more intensive subdivision and subsequent residential development may create an environment in which the effects of rural activities are no longer acceptable.

The level of amenity in the rural area is important to the quality of life enjoyed by people living and working in the area and by visitors. Amenity values refer to those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The rural environment is characterised by important ecological values. These include significant areas of indigenous vegetation and areas of significant habitat for indigenous fauna. Such areas can be degraded or partially or totally destroyed by clearance, milling or pest and weed infestation. These issues are considered in greater detail in the Natural Features and Landscapes (NFL) Chapter and the Ecosystems and Indigenous Biodiversity (ECO) Chapter.

The rural area comprises natural and physical resources which are often the subject of competing demands and uses. For example, areas may have value to some as a residential environment, while to others the value may be as a recreational environment. Others still may value the productive or economic return from a land area, or recognise a particular cultural significance. Competing demands are greatest for flat land, which is suitable for a wide range of activities, from farming activities and business, to tourist and residential uses. Activities, such as outdoor recreation or rural lifestyle development can become an accepted part of the rural environment if they do not impact on rural amenity and character. A range of opportunities are therefore required to enable the community to make use of the rural land resource.

It is necessary to provide for both rural and non-rural activities while ensuring that rural character and amenity is maintained and enhanced, and natural ecosystems are protected.

RLZ-I2

The loss of the life supporting capacity of soil through inappropriate development and unsustainable land use practices.

Land and soil are the most important non-renewable resources in the City, and form part of the City's economic and social wellbeing. The productive potential of land relies on the ability of the soil resources to support the production of food, the growth of plantation timber and the sustenance of indigenous vegetation. Soil retention is important in maintaining the life-supporting capacity of land

in the City as well as protecting water quality. The productivity of soils is also dependent on soil quality which results from the physical, chemical and organic elements that make up soil.

Unsustainable farming practices can deplete topsoil or break down the soil's fertile structure through inappropriate crops or contamination from agrichemicals. Erosion is less of an issue on the valley floor but could occur on sloping terrain.

Adverse effects from inappropriate land use and land disturbance affect not only the soils but may have implications for downstream areas. These off-site effects include impacts on streams, rivers, water quality, and flooding potential on adjacent land, as well as adverse effects on landscapes.

Subdivision, and subsequent development, can also affect the life-supporting capacity of soils. They can be removed, compacted, covered, contaminated or otherwise damaged by development.

Objectives

RLZ-O1 The **maintenance and enhancement purpose** of the **open spaces, natural features and ecological systems which comprise the rural character and amenity. Rural lifestyle zone**

Many natural features and amenity values comprise the

The Rural lifestyle zone is predominantly for rural character. The level of amenity in the residential living within a rural area is important environment while still enabling small scale non-intensive farming activities to the quality of life enjoyed by people living and working in the area or visiting occur. In order to protect rural character and amenity, the rural environment is divided into three specific zones to reflect resource objectives and particular environmental considerations.

The Rural Lifestyle Zone provides for low density rural residential development and includes existing residential areas at Maclaren Street and Maymorn that were established during the construction of the Rimutaka Railway.

RLZ-O2 The promotion of an environment **Farming activities** within which soil, water and land resources are managed sustainably.

The Rural Zones covers

Farming activities that do not detract from the non-urban areas rural character and amenity values of the City, ranging from relatively intensively developed areas through to more extensive land holdings Rural lifestyle zone are provided for.

The Rural Zones provides opportunities for rural-based activities to occur. The soil and the land base of the area represent a significant resource for the City. It is important that the ability of these resources to support life is not unduly undermined. It is not a sustainable use of the resource to allow the land to be degraded or used in a manner which will significantly limit the choices of future generations.

RLZ-O3 To maintain **Rural character** and **enhance the amenity values of the rural area.**

The **rural character and amenity values of the Rural lifestyle zone are maintained and comprise of:**

1. **natural character consisting of a sense of space and openness, trees and landscaping.**
2. **residential units and farm buildings that integrate with the natural and rural character of the area; and**
3. **a high level of rural residential amenity values in the rural area is important to people living, working and visiting in the area. The rural environment is however that of a working area, and the level of amenity differs from that which would be found in residentially zoned land.**

RLZ-O4 Non residential activities

Non-residential activities that support the community's social, economic and cultural well-being are provided at a scale and intensity that is compatible with the purpose of the zone.

RLZ-O5

Infrastructure

Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.

Policies

RLZ-P1

~~To **Appropriate** manage the adverse environmental effects arising from the scale, density, number and location of earthworks, new building developments and activities so that they do not significantly compromise rural character and landscape values.~~

Enable **Buildings** activities that are compatible with the purpose of the Rural lifestyle zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:

1. **farm**ing activities and ancillary activities;
2. rural residential activities;
3. small scale commercial or non-residential activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, structures farm stay, rural produce retail and associated home businesses;
4. educational facilities, educational activities and earthworks early childhood centres;
5. rural tourism which contributes to the vitality and resilience of the District's economy; or
6. passive recreation activities;

where they:

1. support the social, economic and cultural needs of the community;
2. provide for varying forms, scale, and separation of buildings and structures, which including additions and alterations
3. manage the density and location of residential development;
4. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not in harmony with available;
5. will not compromise the rural landscape have efficiency of the potential to adversely affect the appearance transport network;
6. manage reverse sensitivity effects on sensitive activities; and
7. minimise rural character of adverse effects on the environment. Council seeks to maintain the natural elements which give the rural area its character. For this reason the District Plan seeks to limit the number of new buildings and structures by controlling the subdivision of rural land, limiting the intensity of residential and other activities, and by placing control on associated earthworks.

RLZ-P2

~~To ensure that activities which alter the contour of the land do not significantly affect rural Rural character and amenity values, particularly where the land is visible from roads and public places.~~

~~The altering of land contours by filling~~

Use and development in the Rural lifestyle zone will maintain or enhance the District's rural character and excavation has amenity values, including:

1. the potential to permanently alter the appearance of the landscape. Such effects may not be limited to the areas actually disturbed, but may relate to the integrity of an adjacent or nearby feature. While there may be some circumstances where such effects are unavoidable, for

- ~~example the construction or upgrading of a State Highway, or are a required aspect of land use and development, they need to be mitigated in general sense of openness;~~
- ~~2. **significant** areas of **high public visibility** **indigenous vegetation**~~
 - ~~3. **natural character, landscapes and features;**~~
 - ~~4. **overall low density of development; and**~~
 - ~~5. **the presence of farming activities.**~~

RLZ-P3

~~To ensure that essential services are able to be operated safely and efficiently.~~ **Infrastructure**

~~As their name suggests~~

~~To ensure that transport networks, essential services underpin human activity. Their ongoing operational **transmission lines** and other **regionally significant network utilities** are able to be operated safely and development needs require safeguarding in view of their strategic importance efficiently.~~

RLZ-P4

~~To avoid, remedy or mitigate the adverse effects~~ **Plantation forestry** ~~of activities on soil, water, land and other natural resources.~~

~~The soils~~

~~Provide for plantation **forestry** in the Rural zones where it is carried out in a manner that avoids, remedies or mitigates **water** adverse effects on:~~

- ~~1. **significant indigenous vegetation;**~~
- ~~2. **natural landscapes and land** features;~~
- ~~3. **sites** of the rural environment are finite in nature. Without them, life could not be supported. **Food** significance to Māori;~~
- ~~4. **sites of historic heritage; or**~~
- ~~5. **surface waterbodies** and fibre products could not be produced and indigenous flora and fauna would not be sustained **their margins**. Council seeks to ensure that development and land use do not significantly impair the life-supporting capacity of the rural environment's natural resources.~~

RLZ-P5

~~To avoid or mitigate run-off, contamination and erosion of soil from land~~ **Earthworks** ~~development so as to sustain the life supporting capacity of the soil.~~

~~It is important to~~

~~To ensure that activities including are managed in such a way as to avoid **earthworks** which alter the **depletion** contour of resources. **the Land** avoid development in areas prone to or mitigate run-off, contamination and erosion of soil erosion can have an adverse from land and do not significantly affect rural character and effect **amenity values** on soil retention. The acceleration of erosion in such circumstances depletes, particularly where the soil resource **land** is visible from **roads** and can have adverse impacts on water quality and on vegetation in the margins of waterbodies **public places**. The rural area can be used for a variety of activities as long as the potential effects of erosion and contamination are considered and addressed.~~

RLZ-P6

~~To encourage new development of an urban nature to locate within the urban areas of the City.~~ **Inappropriate activities**

~~The edge~~

~~Limit activities which:~~

- ~~1. **are incompatible with the purpose, character and amenity values** of the **urban area** is defined by the interface **Rural lifestyle zone;**~~

2. ~~may generate reverse sensitivity effects and/or conflict with rural areas. Council generally intends to contain new urban development within the existing urban area. Intensive urban development generally has a detrimental impact on the life-supporting capacity of soils, water, land and other natural resources permitted activities in the rural environment through removal, compaction, coverage and contamination associated with buildings, roads and discharge zone.~~
3. ~~will result in development of waste an urban scale or intensity; or~~
4. ~~includes avoiding industrial activities, intensive farming, quarrying activities or cleanfill areas to land and water. Urban expansion also leads to a radical transformation in maintain the appearance amenity values of former rural areas and nullifies any open, vegetation dominated aspects of rural character. New residential development needs to be provided for in a sustainable manner. Accordingly, the Plan provides for new urban development in appropriate locations Rural lifestyle zone.~~

RLZ-P7

~~To limit the potential adverse effects of rural and non-rural activities on each other and on rural amenity values.~~

~~The rural environment is generally more sensitive to certain environmental effects than the urban parts of the City. The rural area is generally perceived to be a relatively quiet, peaceful environment, although from time to time there are activities taking place such as harvesting and cultivation.~~

~~Rural Lifestyle zoned land provides opportunities for people to undertake a range of activities. Activities in and adjacent to the Rural Lifestyle Zone should be able to function without being unreasonably compromised by another activity.~~

RLZ-P8

~~To encourage building design, location and scale that complements the character of the surrounding area.~~

~~The design and character of buildings within the rural area makes a significant contribution to its amenity. In seeking to maintain and enhance that amenity, it is appropriate to encourage good design.~~

RLZ-P9

~~To identify and maintain amenity values that the community wishes to protect.~~

~~Amenity values are those features or aspects about an area which enhance it or make it pleasant to be in. They can include access to sunlight, landscaping and visual qualities. They may also include important public features, such as parks and reserves. Activities which can adversely affect the amenities of an area must be managed, while also recognising the rights of individuals to use their own properties and the need for utilities to operate effectively and safely.~~

~~A particular concern of the Upper Hutt community relates to the effects of the establishment and use of what are commonly referred to as gang fortifications. These are sometimes accompanied by an increase in antisocial behaviour.~~

~~It is Council's view that the adverse effects of these fortifications on the environment, in particular in respect of the social, economic, aesthetic and cultural conditions of the Upper Hutt people and community, and the amenity values of the Upper Hutt environment, are such that these activities should not be permitted. The activity is therefore prohibited anywhere in Upper Hutt City.~~

~~The management of areas with distinctive characteristics and environmental qualities forms the basis of the zoning approach used in the Plan. One such area is the Southern Hills Overlay Area which is identified for its landscape and/or visual amenity values and significant indigenous~~

vegetation. Given the identified values, activities and development within the overlay area require a greater degree of management.

Rules

District-wide matters

Each activity in the Rural Lifestyle Zone shall comply with the relevant permitted activity standards in the District-wide matters of the Plan as listed below.

District-wide matters
TEMP - Temporary Activities
SIGN - Signs
EW - Earthworks
NATC — Natural Character
DC — Development Contributions
HH - Historic Heritage
TREE - Notable Trees
UTG - Urban Tree Groups
ECO - Ecosystems and Indigenous Biodiversity
NFL - Natural Features and Landscapes
PA — Public Access
ASW - Activities on the Surface of Water
NU — Network Utilities
REG - Renewable Energy Generation
TP — Transport and Parking
NOISE - Noise
NH - Natural Hazards
CL — Contaminated Land
HS - Hazardous Substances
WM — Waste Management
SUB - Subdivision
AIR - Air
LIGHT - Light

Activities Tables

Policies RLZ-P1, RLZ-P6, NH-P6, NU-P4,

Permitted Activities		
RLZ-R1	Farming activities <u>and associated buildings</u> (unless otherwise specified in this table)	PER
RLZ-R2	Forestry	PER
RLZ-R2	Buildings and structures, including alterations and additions except in the native bush – no development area of the Berketts farm structure plan complying with: 1. <u>RLZ-S1;</u> 2. <u>RLZ-S2;</u> 3. <u>RLZ-S3;</u> 4. <u>RLZ-S4;</u> 5. <u>RLZ-S5;</u> 6. <u>RLZ-S10;</u> 7. <u>RLZ-S11;</u> and 8. <u>NOISE-S7</u>	PER
RLZ-R3	Minor Structures	PER
RLZ-R4	One residential unit Residential activities <u>per site complying with RLZ-S7</u>	PER
RLZ-R5	One family flat in conjunction with a residential unit	PER
RLZ-R6-R5	Home business <u>incidental to residential activities carried out on the site complying with RLZ-S8</u>	PER
RLZ-R7-R6	Passive recreation <u>recreation</u> activities	PER
RLZ-R8-R7	Removal <u>or demolition</u> of a building from a site <u>where is it not listed in HH-Schedule 1</u>	PER
RLZ-R8	Visitor accommodation, including farm stay complying with RLZ-S9	PER
RLZ-R9	Educational facilities, educational activities and early childhood centres	PER
RLZ-R10	Conservation activities	PER
RLZ-R11	Marae and community facilities	PER
Controlled Activity		
RLZ-R9 Policy RLZ-P8	Establishment of a relocated building from another site Council may impose conditions on: 1. Reinstatement works to the condition and appearance of the building relating to: a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard b. elements; c. Painting and/or cleaning of the exterior fabric of the building if necessary; d. Cladding or other means of enclosing open subfloor areas below the building; e. Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area. 2. The timeframe for the work to be completed; 3. Landscaping, screening and boundary treatment; 4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent. 5. Provision of and effects on utilities and/or services. 6. Standard, construction and layout of vehicular access. Notes in respect of (4): 1. A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage. 2. The bond shall be executed at the time application is made for a building consent;	CON

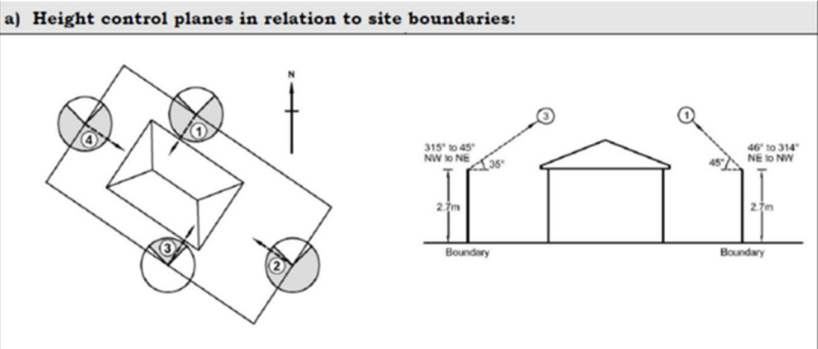
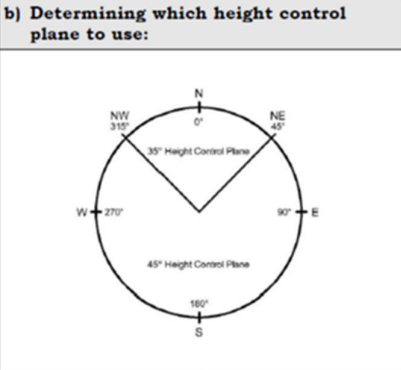
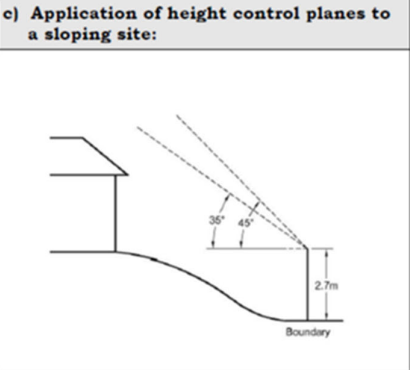
	<p>and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.</p> <p>3. The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.</p>	
--	--	--

~~Controlled activities—restrictions on notification~~
~~Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.~~

Standards for Permitted and Controlled Activities

<p>RLZ-S1</p>	<p>Access standards for land use activities</p> <ol style="list-style-type: none"> 1. Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point. 2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 3. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial route (identified in the Transport and Parking (TP) Chapter), the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. <div style="text-align: center;"> <p>The diagram illustrates a corner allotment layout. At the top, a horizontal line represents the 'Road Reserve'. A 'Driveway' is shown as a horizontal line leading from the road to a 'Building'. A vertical line on the right represents the 'Road Reserve'. A dimension line with arrows indicates an '8m min' setback from the corner where the horizontal road reserve meets the vertical road reserve to the driveway entrance. The building is shown as a stepped rectangular shape within the allotment boundary.</p> </div> <ol style="list-style-type: none"> 5. Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building,
---------------	---

	<p>fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.</p> <p>6. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter.</p> <p>7. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.</p>
<p>RLZ-S2 <i>Policies</i> <i>RLZ-P1,</i> <i>RLZ-P7</i></p>	<p>Setbacks</p> <ol style="list-style-type: none"> 1. The setback distance for buildings from <u>all</u> boundaries shall not be less than <u>12m</u>. 2. <u>Rural Lifestyle New residential units shall not be built within 10m of an existing forest.</u> 3. <u>Sites of less than 1.5ha in all General rural zone shall comply with the boundary 8m Rural Lifestyle setback standards of the Settlement zone all other boundaries 3m in SETZ-S2</u> <p>Exemptions:</p> <ol style="list-style-type: none"> 1. Eaves, bay windows or similar features, may encroach into boundary setbacks by up to 0.7m. 2. Non-enclosed and uncovered decks of 1.0m or less in height above ground level. <p>Notes:</p> <ol style="list-style-type: none"> 3. <u>Sites of less than 1500m² in all Rural Lifestyle zones shall comply with the setback standards of the Residential Conservation Precinct zone.</u> 4. <u>New residential units shall not be built within 10m of an existing forest.</u>
<p>RLZ-S3 <i>Policies</i> <i>RLZ-P1,</i> <i>RLZ-P7,</i> <i>RLZ-P8</i></p>	<p>Building height</p> <ol style="list-style-type: none"> 1. The maximum height above ground level of any <u>structure or building shall (excluding farming activity accessory building) must</u> not exceed 8m. 2. <u>The maximum height above ground level of any farming activity accessory building must not exceed 10m.</u> <p>Exemption:</p> <ol style="list-style-type: none"> 1. Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m.
<p>RLZ-S4</p>	<p>Sunlight Access</p> <ol style="list-style-type: none"> 1. Height control planes apply to all buildings: <ol style="list-style-type: none"> a. Adjacent to a General residential zone. b. On sites smaller than 1500m² in a Rural lifestyle zone. 2. Buildings shall be designed so that they fit within the height control planes defined below:

	<p>a) Height control planes in relation to site boundaries:</p>  <p>b) Determining which height control plane to use:</p>  <p>c) Application of height control planes to a sloping site:</p>  <p>Exemptions:</p> <ol style="list-style-type: none"> Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m. The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total building length. Where the boundary involved in the measurement of the height control plane adjoins an access strip or right-of-way to a rear allotment, the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary.
<p>RLZ-S5 <i>Policy</i> <i>NATC-P1</i></p>	<p>Water supply, stormwater and wastewater</p> <ol style="list-style-type: none"> All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works. <u>New buildings and development must be designed to ensure that the stormwater runoff from all new impervious surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall annual exceedance probability event.</u>
<p>RLZ-S6 <i>Policies</i> <i>RLZ-P4,</i> <i>RLZ-P5,</i> <i>RLZ-P7,</i></p>	<p>ForestryPlantation forestry</p> <ol style="list-style-type: none"> Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice. There shall be a 10m non-millable buffer from any waterbody with a width greater than 1m. A buffer width of at least 10m is to be provided to any existing residential unit on another site. No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the Council. This Noticenotice shall contain the following information: <ol style="list-style-type: none"> A description of the extent of the area to be harvested and the method of tree removal from the site; The date of commencement and duration of the harvesting; The expected volume of timber to be extracted; The regularity of logging truck movements; The roads proposed to be used for the cartage of timber or logs or machinery used in harvesting; and

	f. Appropriate measures to manage the adverse impacts of road use resulting from harvesting.
RLZ-S7	Residential activities must be limited to: <ol style="list-style-type: none"> one residential unit; and one minor residential unit with a maximum gross floor area of 100m².
RLZ-S7-S8 Policies RLZ-P7, RLZ-P9	Home business ancillary to residential activities carried out on the site <ol style="list-style-type: none"> At least one of the persons engaged in the home business shall must live on the site as their principal place of residence; None more than three non-resident persons may be engaged in the home business at any one time; The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted; The no retailing activity shall take place where there is direct access to the State Highway; the site shall must not be used as a depot for any heavy vehicle associated with a trade; and Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway. Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve. Equipment equipment used shall must not interfere with radio and television reception.
RLZ-S9	Visitor accommodation including farm stay must be limited to: <ol style="list-style-type: none"> accommodation for a maximum of twelve guests; and ancillary to residential activities or primary production activities on the site.
RLZ-S10	Buildings or structures within the national grid yard On sites where under-build within the national grid yard did not exist at October 2023 and where the proposed building or structure maintains safe electrical distances required by NZECP34:2001 in all national grid line operating conditions, and does not permanently physically impede existing vehicular access to a national grid support structure, provided that: <ol style="list-style-type: none"> within the national grid yard: <ol style="list-style-type: none"> any alteration or addition to an existing building or structure for a sensitive activity does not involve an increase in the building height or footprint; it is a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); or it is a non-habitable building or structure for farming activities in rural zones (but not including any building for intensive farming, commercial greenhouses or milking/dairy sheds, although ancillary buildings associated with these uses are permitted); it is a yard for milking/dairy sheds; it is an artificial crop protection structure or crop support structure (excluding commercial greenhouses and PSA structures); or it is a fence less than 2.5m in height above ground level; around the national grid support structures, the building or structure is at least 12-m from the outer visible edge of any national grid support structure foundation and associated stay wire, and does not physically impede existing vehicular access to a national grid support structure unless it is one of the following: <ol style="list-style-type: none"> a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); a fence no greater than 2.5-m high above ground level and no closer than 6m to the nearest national grid support structure; or a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of NZECP34:2001; around national grid support structures, an artificial crop protection or crop support structure between 8m and 12m from a pi-pole support structure (but not a tower) and any

	<p><u>associated guy wire (but not a tower), that:</u></p> <ol style="list-style-type: none"> <u>is not more than 2.5m high above ground level;</u> <u>is removable or temporary, to allow a clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</u> <u>allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; and</u> <u>meets the requirements of the NZECP34:2001 for separation distances from the conductor.</u> 	
RLZ-S11	<p><u>Water supply and fire fighting sprinkler system for residential units</u></p> <ol style="list-style-type: none"> <u>Each residential unit that is not connected to Council's reticulated water supply must have the following installed:</u> <ol style="list-style-type: none"> <u>a self-sufficient potable water supply with a minimum volume of 38,000L; and</u> <u>a domestic fire sprinkler system in accordance with NZS 4541:2013 that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u> 	
Restricted Discretionary Activity		
<p>RLZ-R10-R12 Policies RLZ-P9,</p>	<p>Family flat which<u>Minor residential unit which</u> does not meet permitted or-controlled activity standards Council will restrict its discretion to, and may impose conditions on:</p> <ol 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 <u>values</u>. Financial contributions. 	RDIS
<p>RLZ-R11-R13 Policies RLZ-P7, RLZ-P9</p>	<p>Home business, ancillary to residential activities carried out on the site, which do not meet permitted or-controlled activity standards Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> External storage. The number of non-resident workers employed on the site. The creation of dust, light, noise, vibration or other nuisance. Appearance of buildings. Size, number of, location and appearance of signs. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network. Financial contributions. 	RDIS
<p>RLZ-R12-R14 Policies RLZ-P8, RLZ-P9</p>	<p>Buildings accessory to a permitted or-controlled activity which do not comply with permitted or-controlled activity standards Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> Height and sunlight access. Setbacks and coverage. Landscaping and screening. Provision of and effects on utilities and/or services. Standard, construction and layout of vehicular access, manoeuvring and traffic safety. Streetscape effects. Effects on rural character and amenity <u>values</u>. Financial contributions. 	RDIS
<p>RLZ-R13 Policy NU-P4</p>	<p>Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) Council will restrict its discretion to, and may impose conditions on:</p>	RDIS

	<p>4. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</p> <p>5. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed:</p> <ol style="list-style-type: none"> The risk to the structural integrity of the transmission line. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network. The risk of electrical hazards affecting public or individual safety, and risk of property damage. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk. Minimising the visual effects of the transmission line. The outcome of any consultation with the affected utility operator. <p>Restriction on notification Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.</p>	
RLZ- R14-R15 Policy TP-P3	<p>Activities listed as permitted or controlled which do not comply with the access standards in RLZ-S1</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> The extent to which the activity will adversely affect traffic and pedestrian safety. The extent to which the activity will adversely affect the efficient functioning of the roading network. 	RDIS
Discretionary Activity		
RLZ- R15	Topsoil removal	DIS
RLZ- R18-R16	Commercial Educational institutions and places of assembly activities or industrial activities	DIS
RLZ- R19-R17	Community Conference facilities	DIS
RLZ- R20-R18	Tourism facilities	DIS
RLZ- R21-R19	Animal Active recreation activities boarding	DIS
RLZ- R16-R20	Visitor accommodation, other than as part of any home business not complying with RLZ-S9	DIS
RLZ- R17	Veterinary clinics	DIS
RLZ- R22-R21	Activities listed as permitted or controlled which which do not comply with the relevant standards in this chapter, except as specified below and activities not listed in this table unless otherwise covered in the District-wide matters of the Plan.	DIS
Non-complying Activity		
RLZ- R25-R22	Quarrying Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan activities	NC
RLZ- R26-R23	Two or more residential units on on any allotment (excluding any one site minor residential unit)	NC
RLZ- R23-R24	Intensive animal farming, including pig farming	NC
RLZ- R24-R25	Buildings or structures within 42m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line) national grid yard that does not meet RLZ-S10 and buildings or	NC

	structures in the native bush – no development area in Appendix 3 - Berketts farm structure plan	
RLZ-R26	<p>Sensitive activities within the national grid yard, including:</p> <ol style="list-style-type: none"> 1. Any new building for a sensitive activity; 2. Any addition to an existing building that involves an increase in the building envelope or height for a sensitive activity; 3. Any change of use of an existing building to a sensitive activity; or 4. The establishment of any new sensitive activity. 	NC
Matters for Consideration		
Matters that may be relevant in the consideration of any Discretionary or Non-Complying Activity resource consent may include the following:		
RLZ-MC1	<p>Access</p> <ol style="list-style-type: none"> 5. Accessibility for public transport, cyclists and pedestrians. 6. Compliance with the Code of Practice for Civil Engineering Works. 7. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights of way or restrictive covenants impose constraints that make compliance impracticable. 8. Whether the activities proposed will not generate a demand for servicing facilities. 9. Whether suitable alternative provision for servicing can be made. 10. Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely. 	
RLZ-MC2	<p>Intensive animal farming, including pig farming</p> <ol style="list-style-type: none"> 4. Whether amenities of the surrounding environment can be maintained. 5. Whether the effluent from the site can be discharged appropriately. 	
RLZ-MC3	<p>Forestry</p> <ol style="list-style-type: none"> 3. The method and timing of the activity. 4. The area to be cleared at any one time. 5. Traffic and access considerations and financial contributions regarding these. 6. Effects on the amenity of neighbouring residential properties. 	
RLZ-MC4	<p>Topsoil removal</p> <ol style="list-style-type: none"> 3. Whether the activity is to be the subject of a Management Plan to provide certainty as to the nature, timing and duration of ongoing activity, and a Rehabilitation Plan to show how the land will be restored to a state that respects the natural landform and ensures its long term sustainability for plant growth. 4. The nature and extent of effects on visual amenity or on sites or features of ecological, cultural or heritage value. 5. The nature and extent of effects on waterbodies, including effects on water quality and the potential for flooding. 6. The extent to which the activity causes or exacerbates soil erosion or compromises the versatility of the soil resource. 7. Whether the activity includes measures to deal with the effects of wind blown soil and dust. 8. The effects of vehicle movements to, from and within the site. 9. Regard for the provisions of the Regional Soil Plan (including Appendix 3 'Guidelines for Topsoil Mining'). 10. The nature and effectiveness of measures to avoid, remedy or mitigate adverse effects. 11. Noise. 12. Financial contributions. 	
RLZ-MC5	<p>Active recreation</p> <ol style="list-style-type: none"> p. The location, hours of operation and layout of facilities in relation to their noise effects on adjoining land uses. q. Access and parking. r. Timing and frequency of events. 	
RLZ-MC6	Non-rural activities	

	<p>10. Whether the activity, buildings, structures or other works are of an appropriate scale having regard to the local landforms and the nature of the surrounding environment.</p> <p>11. Whether the amenities and the quality of the rural environment can be maintained.</p> <p>12. The potential impacts of noise, dust, glare, vibration, fumes, smoke, discharges or pollutants or the excavation or deposition of earth.</p> <p>13. Traffic effects and access to formed, sealed roads.</p> <p>14. Whether the site of any non-rural or residential use is appropriately located having regard to the scale of the building development proposed and the intensity of the activity. The Council will consider the extent to which any non-rural activity, building, residential unit or structure may hinder the continued operation of any lawfully established activity.</p> <p>15. The extent to which landscape character and ecological values will be maintained or enhanced.</p>
RLZ-MC7	<p>Residential units</p> <p>v. Provision for effluent treatment, disposal and water supply.</p> <p>w. The necessity for the number of residential units proposed.</p> <p>x. 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>
RLZ-MC8	<p>Scale, bulk, location and appearance of buildings</p> <p>j. Whether the building design, appearance, location and scale detrimentally affects the character of the surrounding area.</p> <p>k. Whether a better standard of development can be achieved by varying the design, location or size of the buildings.</p> <p>l. The arrangement of buildings, car parks and vehicle movements on site.</p> <p>m. Whether the topography of the site has been taken into account.</p>
RLZ-MC9	<p>Amenity values</p> <p>l. Whether the proposed activity will have more than minor effect on the amenity values of the area in which it is to be located.</p>
RLZ-MC10	<p>Sunlight access</p> <ul style="list-style-type: none"> 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.
Prohibited Activity	
RLZ-R27	<p>Gang fortifications</p>
	PR

Methods

RLZ-M1

District Plan provisions consisting of the following:

- a. Identification of areas which have different topography, character and amenity values as zones or precincts on the Planning Maps.
- b. Rules controlling setbacks, minimum site size, subdivision and building.
- c. Environmental standards to mitigate the potential adverse effects of activities on the rural environment.
- d. Financial contributions and conditions of resource consents to achieve amenity values, reserves, landscaping and infrastructural requirements.

RLZ-M2

Code of Practice for Civil Engineering Works.

RLZ-M3

Abatement notices and enforcement orders may be issued where it is necessary to enforce the Plan rules and mitigate any adverse effects.

RLZ-M4

Management Plans prepared under relevant legislation.

RLZ-M5

District Plan rules setting standards to protect adjacent properties from adverse shading effects.

RLZ-M6

District Plan rules prohibiting gang fortifications because of their adverse effects on the environment.

Anticipated environmental results

The following results are expected to be achieved by the objectives, policies and methods of this chapter. The means of monitoring whether this Plan achieves the anticipated environmental results are also set out below.

Anticipated environmental results		Monitoring indicators	Data source
RLZ-AER1	Maintenance of the present levels of diversity and health of soils and ecosystems	Change in land cover and use Numbers of resource consents and types of conditions imposed	Aerial photos Compliance monitoring
RLZ-AER2	New buildings, development and activities which reflect rural character and amenity values	Change in density of subdivision patterns and built form Complaints received about development	Aerial photos Monitoring of building and subdivision consents Complaints register
RLZ-AER3	Maintenance of rural amenity values	Changes in ambient noise levels Complaints about adverse environmental effects	Survey Complaints register
RLZ-AER4	Restricted development in areas with environmentally sensitive characteristics and landscape values	Numbers and types of resource consents and conditions imposed Complaints received	Monitoring of consents Compliance monitoring Complaints register
RLZ-AER5	Protection of natural landforms	Change in land cover and use Numbers and types of resource consents and conditions imposed	Aerial photos Compliance monitoring
RLZ-AER6	A built environment which supports the health and safety of the City's residents	Resource consents and type and effect on health and safety issues Consultation and community initiatives	Council records

SETZ — Settlement Zone

Background

The Settlement zone applies to two existing settlements within the rural environment — Maymorn and McLaren Street. These settlements have a rural village character which includes pockets of mixed use development. The character within the Settlement zone differs in intensity and scale from the larger and more urban centres within the district.

Land within the Settlement zone is not serviced by reticulated three waters infrastructure and further intensification of activities within these areas will be limited.

The Settlement zone consists of a range of compatible land uses including residential, commercial and community activities and thereby enables residents to meet some of their servicing needs locally. While minimal growth is anticipated within the Settlement zone, it is expected that the range of services and development within the

Settlement zone will continue to evolve to meet local needs.

Objectives

SETZ-01 Purpose of Settlement Zone

Small settlements that create a focal point for the rural community and are used predominantly for a cluster of residential activities, commercial activities, light industrial and/or community activities that are located in rural areas.

SETZ-02 Focal Point or Transition Area Rural character and amenity values

The rural character and amenity values of the Settlement Zone are maintained and comprised of:

1. a concentration of activities within a focal point for the rural community or acts as setting;
2. established streetscapes with vegetated front setbacks;
3. buildings consisting of predominantly one to two storeys in height; and
4. a transition area between rural and urban high level of residential amenity values.

SETZ-03 Infrastructure

Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.

SETZ-04-04 Settlement Zone Development Area 3 - Gabites Block Development Area

The Development Area 3 in the Settlement Zone provides for areas of residential activities and acts as a transition area between rural locations and urban areas.

Policies

SETZ-P1 Appropriate activities

Enable activities that are compatible with the purpose of the Settlement zone, while ensuring the design, scale and intensity is appropriate, including:

1. residential activities;
2. small scale commercial activities or non-residential activities which support or are ancillary to farming activities and residential activities, including visitor accommodation, farm stay, rural produce retail and home businesses;
3. educational facilities, educational activities and early childhood centres; or
4. marae and community facilities.

where they:

1. provide for varying forms, scale and separation of buildings and structures, including additions and alterations;
2. manage the density and location of residential development;
3. enable residents to meet some convenience needs;
4. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available;
5. will not compromise the efficiency of the transport network.

6. manage reverse sensitivity effects on sensitive activities; and
7. minimise adverse effects on the environment.

SETZ-P2 **Rural character and amenity values**

Use and development in the Settlement zone will maintain and enhance the rural character and amenity values through:

1. a concentrated mix of activities within a rural setting;
2. retaining established streetscapes with vegetated front setbacks;
3. consisting of buildings predominantly 1-2 storeys in height; and
4. providing for a range of rural residential living environments.

SETZ-P3 **Earthworks**

To ensure that activities including earthworks which alter the contour of the land, avoid or mitigate run-off, contamination and erosion of soil from land and do not significantly affect rural character and amenity values, particularly where the land is visible from roads and public places.

SETZ-P4 **Infrastructure**

To ensure that transport networks, transmission lines and other regionally significant network utilities are able to be operated safely and efficiently.

SETZ-P5 **Inappropriate activities**

Limit activities which:

1. are incompatible with the purpose, character and amenity values of the Settlement zone;
2. may generate reverse sensitivity effect and/or conflict with permitted activities in the zone; or
3. includes avoiding animal boarding, intensive farming, quarrying activities or cleanfill areas to maintain the amenity values of the Settlement zone.

SETZ-P6 **Plantation forestry**

Provide for plantation forestry in the Rural zones where it is carried out in a manner that avoids, remedies or mitigates adverse effects on:

1. significant indigenous vegetation;
2. natural landscapes and features;
3. sites of significance to Māori;
4. sites of historic heritage; or
5. surface waterbodies and their margins.

SETZ-P1-P7 **Location of Settlement Zone Development Area 3 - Gabites Block Development Area**

Provide for the Settlement Zone Development Area 3 on the urban fringe in close proximity to urban amenities to act as a transition area.

SETZ-P2-P8 **Type of development in Development Area 3 - Gabites Block Development Area**

Enable low density residential and rural residential development that maintains rural character, in Development Area 3.

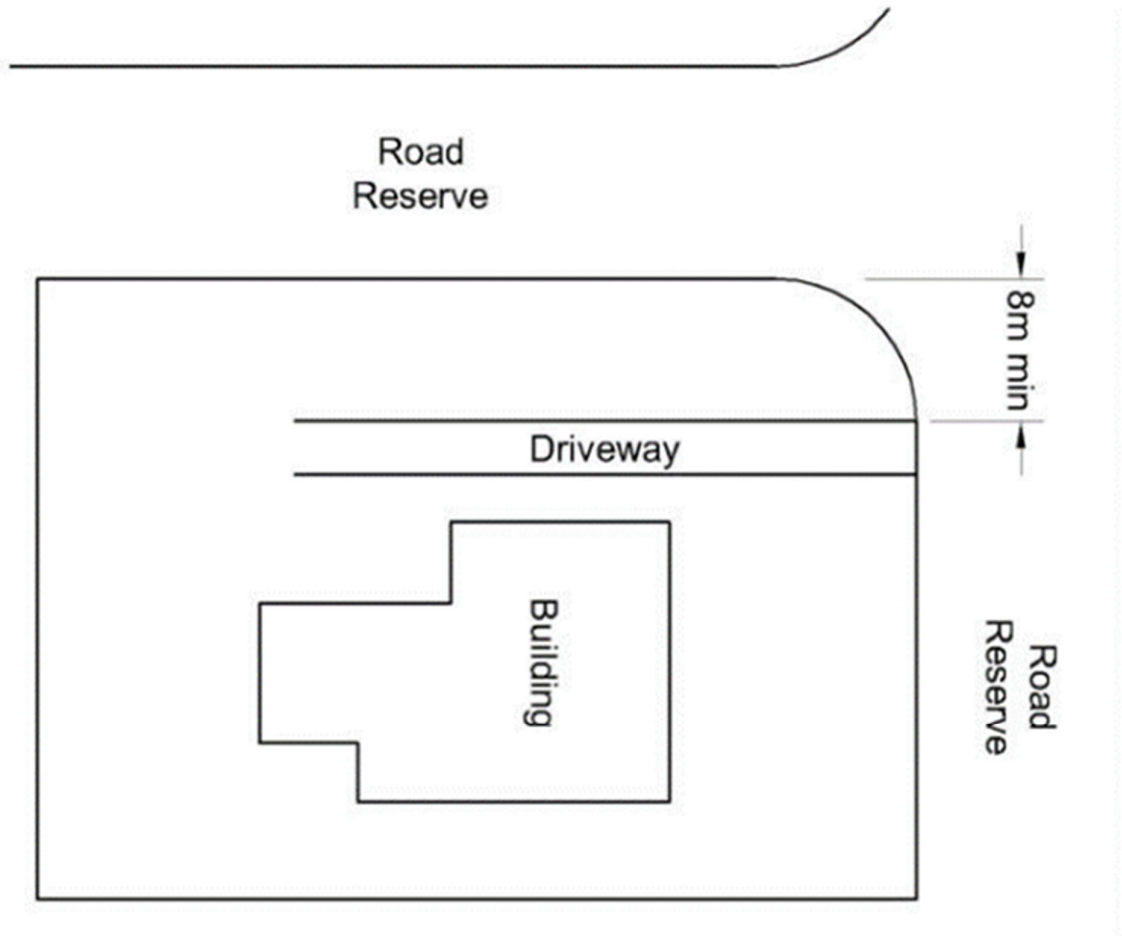
Rules

District wide matters

Each **activity** in the Settlement zone shall comply with the relevant permitted **activity** standards in the District-wide matters of the Plan as listed below.

<u>District-wide matters</u>		
<u>TEMP - Temporary Activities</u>		
<u>SIGN - Signs</u>		
<u>EW - Earthworks</u>		
<u>NATC - Natural Character</u>		
<u>DC - Development Contributions</u>		
<u>HH - Historic Heritage</u>		
<u>TREE - Notable Trees</u>		
<u>UTG - Urban Tree Groups</u>		
<u>ECO - Ecosystems and Indigenous Biodiversity</u>		
<u>NFL - Natural Features and Landscapes</u>		
<u>PA - Public Access</u>		
<u>ASW - Activities on the Surface of Water</u>		
<u>NU - Network Utilities</u>		
<u>REG - Renewable Energy Generation</u>		
<u>TP - Transport and Parking</u>		
<u>NOISE - Noise</u>		
<u>NH - Natural Hazards</u>		
<u>CL - Contaminated Land</u>		
<u>HS - Hazardous Substances</u>		
<u>WM - Waste Management</u>		
<u>SUB - Subdivision</u>		
<u>AIR - Air</u>		
<u>LIGHT - Light</u>		
<u>Activities Tables</u>		
<u>Permitted Activities</u>		
<u>SETZ-R1</u>	<u>Minor Structures</u>	<u>PER</u>
<u>SETZ-R2</u>	<u>Buildings and structures, including additions and alterations complying with:</u> 1. <u>SETZ-S1;</u> 2. <u>SETZ-S2;</u>	<u>PER</u>

	<ol style="list-style-type: none"> 3. <u>SETZ-S3;</u> 4. <u>SETZ-S4</u> 5. <u>SETZ-S5;</u> 6. <u>SETZ-S8; and</u> 7. <u>SETZ-S9.</u> 	
SETZ-R3	Residential activities complying with SETZ-S6	PER
SETZ-R4	Home business complying with SETZ-S7	PER
SETZ-R5	Passive recreation activities	PER
SETZ-R6	Removal or demolition of a building from a site where it is not listed in HH-Schedule 1	PER
SETZ-R7	Commercial activities (unless otherwise specified in this table) complying with SETZ-S11	PER
SETZ-R8	Visitor accommodation including home stay complying with SETZ-S10	PER
SETZ-R9	Educational facilities, educational activities including early childhood centres complying with SETZ-S11	PER
SETZ-R10	Marae and community facilities	PER
Standards for Permitted Activities		
SETZ-S1	<p>Access standards for land use activities</p> <ol style="list-style-type: none"> 1. Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point. 2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal. 3. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road. 4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial route (identified in the Transport and Parking (TP) Chapter), the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below. 	



5. Where a **corner allotment** is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no **building**, fence or other **structure** is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
6. At the intersection of a **road** or rail level crossing, no **building**, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter.
7. **Land use activities** with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.

SETZ-S2

Setbacks

1. The **setback** distance for **buildings** from **boundaries** shall not be less than:
 - a. **Front boundary** - 5m.
 - b. **All other boundaries** - 3m.
2. **New residential units** shall not be built within 10m of an existing forest

Exemptions:

1. **Eaves, bay windows or similar features, may encroach into boundary setbacks by up to 0.7m.**
2. **Non-enclosed and uncovered decks of 1.0m or less in height above ground level.**

SETZ-S3

Building height

1. The **maximum height above ground level** of any **building** shall not exceed 8m.

Exemption:

2. **Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m.**

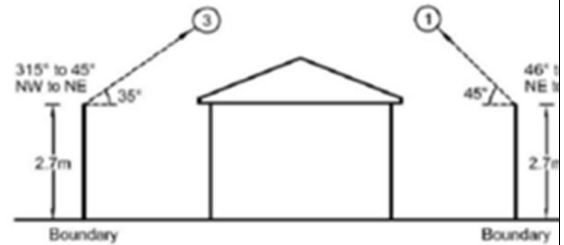
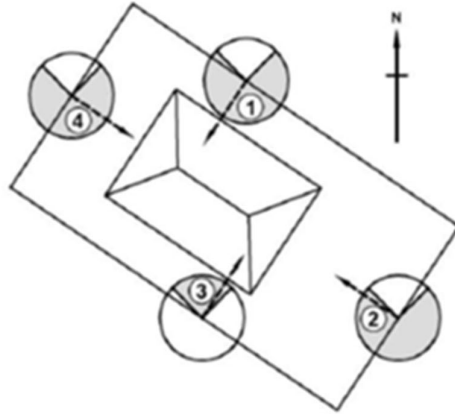
SETZ-S4

Sunlight Access

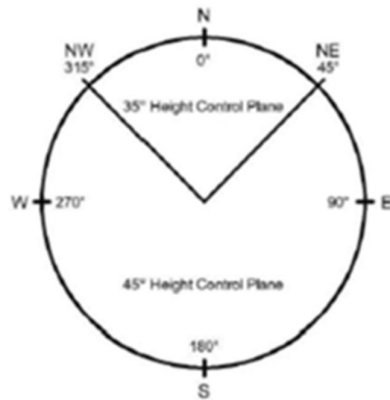
1. **Height control planes apply to all buildings:**

- a. Adjacent to a General residential zone.
 - b. On sites smaller than 1500m² in a Rural lifestyle zone.
2. **Buildings** shall be designed so that they fit within the **height control planes** defined below:

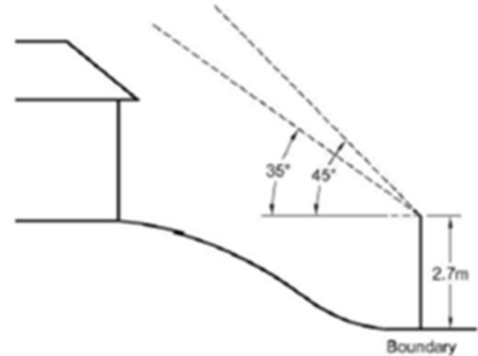
a) Height control planes in relation to site boundaries:



b) Determining which height control plane to use:



c) Application of height control planes a sloping site:



Exemptions:

3. Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m.
4. The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5m provided that the aggregate length of all projections through the plane does not exceed 25% of the total building length.
5. Where the boundary involved in the measurement of the height control plane adjoins an access strip or right-of-way to a rear allotment, the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary.

SETZ-S5

Water supply, stormwater and wastewater

1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.
2. New buildings and development must be designed to ensure that the stormwater runoff from all new impervious surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development

	situation for the 10% and 1% rainfall annual exceedance probability event.	
SETZ-S6	Residential activities must be limited to: <ol style="list-style-type: none"> one residential unit; and one minor residential unit with a maximum gross floor area of 100m². 	
SETZ-S7	Home business ancillary to residential activities carried out on the site <ol style="list-style-type: none"> at least one of the persons engaged in the home business must live on the site as their principal place of residence; no more than three non-resident persons may be engaged in the home business at any one time; the repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted; no retailing activity shall take place where there is direct access to the State Highway; the site must not be used as a depot for any heavy vehicle associated with a trade; and equipment used must not interfere with radio and television reception. 	
SETZ-S9	Water supply and fire fighting sprinkler system for residential units <ol style="list-style-type: none"> Each residential unit that is not connected to Council's reticulated water supply must have the following installed: <ol style="list-style-type: none"> a self-sufficient potable water supply with a minimum volume of 38,000L; and a domestic fire sprinkler system in accordance with NZS 4541:2013 that is connected to a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. 	
SETZ-S10	Visitor accommodation including home stay must be limited to: <ol style="list-style-type: none"> accommodation for a maximum of twelve guests; and ancillary to residential activities on the site. 	
SETZ-S11	Commercial activities and educational facilities <ol style="list-style-type: none"> the activity does not exceed gross floor area of 150m²; hours of operation shall be from 7 am to 7 pm at all times; areas used for outdoor storage of equipment and goods must: <ol style="list-style-type: none"> be setback a minimum of 5m from all boundaries; be screened from residential units on adjoining properties and roads by continuous evergreen planting to a minimum height of 2m above ground level ensure any stored equipment or goods does not exceed the height of the screening; and not be located in any front yard; and the maximum number of students at an educational facility must not exceed 12 at any time. 	
Restricted Discretionary Activity		
SETZ-R11	Conference facilities and tourism facilities Council will restrict its discretion to, and may impose conditions on: <ol 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 values. Financial contributions. 	RDIS
SETZ-R12	Industrial activities, including rural industries Council will restrict its discretion to, and may impose conditions on: <ol style="list-style-type: none"> Land tenure. Location. Provision of and effects on utilities and/or services. Landscaping. Setbacks and coverage. 	RDIS

	<ol style="list-style-type: none"> 6. <u>Height and sunlight access.</u> 7. <u>Standard, construction and layout of vehicular access.</u> 8. <u>Effects on character and amenity values.</u> 9. <u>Financial contributions.</u> 	
SETZ-R13	<p><u>Minor residential unit which does not meet permitted activity standards</u> <u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>Land tenure.</u> 2. <u>Location.</u> 3. <u>Provision of and effects on utilities and/or services.</u> 4. <u>Landscaping.</u> 5. <u>Setbacks and coverage.</u> 6. <u>Height and sunlight access.</u> 7. <u>Standard, construction and layout of vehicular access.</u> 8. <u>Effects on character and amenity values.</u> 9. <u>Financial contributions.</u> 	RDIS
SETZ-R14	<p><u>Home business, which do not meet permitted activity standards</u> <u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>External storage.</u> 2. <u>The number of non-resident workers employed on the site.</u> 3. <u>The creation of dust, light, noise, vibration or other nuisance.</u> 4. <u>Appearance of buildings.</u> 5. <u>Size, number of, location and appearance of signs.</u> 6. <u>Car parking, traffic and pedestrian safety and the efficient functioning of the roading network.</u> 7. <u>Financial contributions.</u> 	RDIS
SETZ-R15	<p><u>Buildings accessory to a permitted activity which do not comply with permitted activity standards</u> <u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>Height and sunlight access.</u> 2. <u>Setbacks and coverage.</u> 3. <u>Landscaping and screening.</u> 4. <u>Provision of and effects on utilities and/or services.</u> 5. <u>Standard, construction and layout of vehicular access, manoeuvring and traffic safety.</u> 6. <u>Streetscape effects.</u> 7. <u>Effects on rural character and amenity values.</u> 8. <u>Financial contributions.</u> 	RDIS
SETZ-R16	<p><u>Activities listed as permitted which do not comply with the access standards in RLZ-S1</u> <u>Council will restrict its discretion to, and may impose conditions on:</u></p> <ol style="list-style-type: none"> 1. <u>The extent to which the activity will adversely affect traffic and pedestrian safety.</u> 2. <u>The extent to which the activity will adversely affect the efficient functioning of the roading network.</u> 	RDIS
Discretionary Activity		
SETZ-R17	<u>Farming activities and associated buildings</u>	DIS
SETZ-R18	<u>Community corrections activities</u>	DIS
SETZ-R19	<u>Retirement villages</u>	DIS
SETZ-R20	<u>Forestry including plantation forestry</u>	DIS
SETZ-R21	<u>Two or more residential units on any allotment (excluding any minor residential unit)</u>	DIS
SETZ-R22	<u>Activities listed as permitted which do not comply with the relevant standards in this</u>	DIS

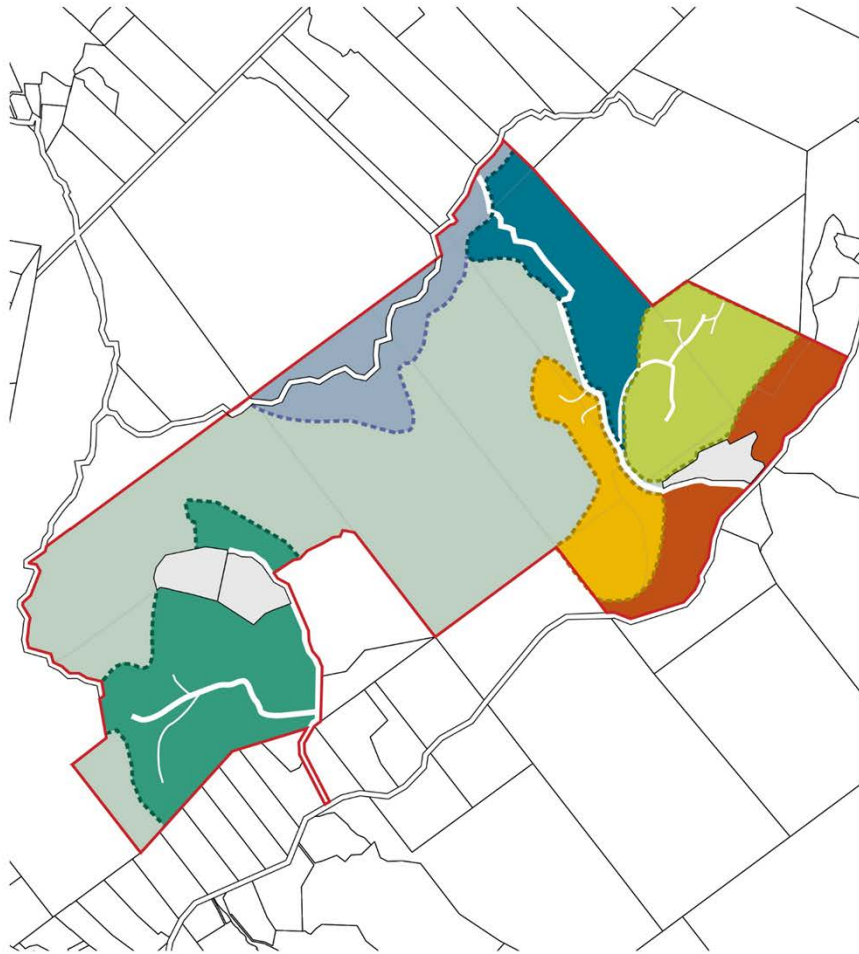
	chapter, and activities not listed in this table unless otherwise covered in the District-wide matters of the Plan	
<u>Non-complying Activity</u>		
<u>SETZ-R23</u>	<u>Intensive farming</u>	<u>NC</u>
<u>SETZ-R24</u>	<u>Animal boarding</u>	<u>NC</u>
<u>SETZ-R25</u>	<u>Quarrying activities</u>	<u>NC</u>

Appendix 3 — Berketts Farm Precinct Structure Plan

The Berketts farm precinct is a rural lifestyle precinct which includes over 200 hectares of protected **indigenous vegetation** and enables the development of up to 100 **allotments**. The location of transport infrastructure and areas of rural residential **activity** are identified in the Berketts Farm Precinct Development Areas. All **buildings** in

the precinct will be located and designed to not be visible from Whitemans Valley Road.

Berketts farm precinct development areas



KEY

- Existing Site
- Parcels
- Existing Properties
- Proposed Native bush – (no development)

Development Areas	# of Sites	Lot Sizes
 Southern Hills	36	0.5 - 2.3 ha
 Ridgeline	16	0.7 - 3.9 ha
 Northern Spur	19	0.4 - 2.8 ha
 Lower Ridgeline	19	0.4 - 5.9 ha
 Valley	13	0.4 - 6.4 ha
 Valley Flats	2	10.1 - 12.8 ha

100m 500m

1:20,000 @ A4
Do not scale from dwg

