

8A Rural Residential Activity Area

8A 1 Issues, Objectives and Policies

8A 1.1 Local Area Issues

8A 1.1.1 Rural Residential Character and Amenity Values

Issue

The mix of residential and small scale rural activities, the subdivision pattern and the sense of open space contribute to the character and amenity values of the various rural residential areas. Inappropriate activities, and development and performance standards will adversely affect the existing character and amenity values of these areas.

Objective

To ensure that the character and amenity values of rural residential areas are maintained and enhanced.

Policies

- (a) To provide for rural residential development where the existing activities and subdivision pattern have established areas with rural residential characteristics and amenity values.
- (b) To ensure that the adverse effects of activities do not detrimentally affect rural residential character and amenity values or the intrinsic values of ecosystems.
- (c) To allow for small businesses providing products and services to the entire City and where a rural environment is more appropriate because of the scale and effects generated by the activities.
- (d) To ensure that rural residential character and amenity values are not compromised by inappropriate subdivision standards.

Explanation and Reasons

Rural residential developments are established activities in this City. Generally they occur in close proximity to urban development. They give a particular character to those parts of the City where they occur which differs from the intensity of the urban environment and the more extensive character of the remaining rural area.

One of the most significant factors contributing to the character and amenity values of a rural residential area is the subdivision pattern. Allotments are generally substantially larger than those in urban residential environments but also significantly smaller than in the Rural

General Activity Area. Existing rural residential patterns include allotments of varying sizes and wide frontages.

Rural residential areas contain a diversity of activities. These include sites utilised purely for residential purposes, but because of the larger site area than in the urban residential areas, there is significantly more open space around the dwelling and greater separation between neighbours. Many sites are developed as hobby farms with limited numbers of animals and small forestry plantings. There are a number of small businesses located within rural residential areas. These include businesses providing for the boarding of domestic pets.

Land in this activity area is adjacent to land in the Extraction Activity Area on the western hills. Quarrying activities can have an adverse effect on activities on adjacent land. It is appropriate to manage activities on that adjacent land to ensure those activities are not adversely affected and that the quarrying activities can operate without undue restriction. A Quarry Protection Area shown in Appendix Rural Residential 1 identifies land subject to a Rule requiring a resource consent for specific activities in the Quarry Protection Area.

8A 1.1.2 Opportunity for Future Urban Growth

Issue

A significant amount of land on the western hills of the Hutt Valley and in Wainuiomata was previously zoned residential. The land is not required for urban development in the medium term and it is appropriate that it be included in the Rural Residential Activity Area. In the future it may be appropriate for urban development to occur on this land.

Objective

To retain land as rural residential, recognising that it may be appropriate to utilise the land for urban expansion in the future if demand justifies this.

Policy

- (a) To allow for rural residential development adjacent to urban environments where it may be appropriate for there to be expansion of the urban environment in the long term future.

Explanation and Reasons

The rural residential areas on the western hills of the Hutt Valley and in the vicinity of Upper Fitzherbert Road, Wainuiomata are in close proximity to urban residential development. Population and household projections in the past, indicated that there would be considerable growth of the residential population and household numbers. Land was zoned residential to meet this expectation. Projections indicate that it is no longer appropriate to make such an extensive provision. On the western hills of the Hutt Valley and at the northern end of Upper Fitzherbert Road there is land that is suitable for future urban development due to its proximity to existing services, topography and relationship to urban development. It is appropriate that this land is retained as rural residential until demand justifies alteration in the future.

8A 1.1.3 Liverton Road

Issue

The narrow formation and twisty alignment of Liverton Road mean that it is inappropriate to allow further subdivision or new activities which result in an increase in traffic volumes using the road.

Objective

To recognise that it is not appropriate for there to be further growth in the number of vehicles using Liverton Road.

Policy

- (a) To require subdivisions creating the opportunity for further dwellings or new activities that will generate traffic movements to use alternative routes to Liverton Road.

Explanation and Reasons

Liverton Road is a narrow and twisty route. At the lower end it is in a gorge but towards the top opens out onto land with flatter topography. Due to the poor condition of the road it is inappropriate for there to be further subdivision or new activities which will place greater traffic volumes on the road. The land which is suitable for further rural residential development can be accessed from Major Drive, Kelson, a route which can accommodate growth in traffic volumes.

8A 1.1.4 Recreation

Issue

It is appropriate to allow a range of recreation and leisure activities in rural residential areas, where amenity values and character can be maintained.

Objective

To allow rural residential areas to be used for recreation and leisure activities, where amenity values and character are not adversely affected.

Policy

- (a) To allow for activities that provide recreational opportunities or ancillary facilities that support recreational activities.

Explanation and Reasons

The Belmont Regional Park, East Harbour Regional Park and Rimutaka Forest Park are all in close proximity to rural residential areas. There are also a number of individuals undertaking private ventures providing recreation opportunities. As well as providing opportunities for those living in this City's urban areas, the regional population are also catered for within these areas.

The opportunity exists for a range of activities which complement recreational activities. These include various forms of visitor accommodation, services and facilities.

Visitor accommodation is an example of an activity which could be developed to enhance the use of the recreation opportunities.

8A 1.1.5 Forestry

Issue

Harvesting of commercial forestry can have adverse effects on the visual amenities of the rural residential area. It is important that these be mitigated to ensure the maintenance and enhancement of rural residential amenity values and character.

Objective

To maintain and enhance the visual amenity values of rural residential areas by ensuring that the adverse effects generated by the clearing of commercial forestry are appropriately mitigated.

Policies

- (a) To require appropriate amenity planting, where planting extends to the road boundary, to mitigate the adverse visual effects resulting from the harvesting of commercial forestry.
- (b) To require commercial forestry to be planted at a minimum distance from site boundaries to mitigate the adverse effects of shading.

Explanation and Reasons

Forestry development already exists in rural residential areas and there is potential for further planting. Forestry is an appropriate activity in many rural residential locations. A number of specific issues arise from forestry as an activity. These include matters relating to soil quality, run-off control, heavy vehicles utilising roading infrastructure, and the visual changes that occur when forests are harvested. Some of the issues have potential effects which come under the jurisdiction of the Regional Council, however some can be addressed in this Plan.

The visual impact when large areas of forestry are cleared can be softened by the presence of mature amenity planting at the road side. The height of a mature tree is considerably greater than the provision for the maximum height of buildings. Providing a minimum setback from a site boundary mitigates the potential effects from shading of neighbouring sites and dwellings. While the current roading network from rural residential areas is capable of accommodating the impacts for logging trucks it is important that future planting be monitored to ensure that any intensification of the forestry industry will not adversely affect roading.

8A 1.2 Site Development Issue

8A 1.2.1 Minimum Requirements for Sites and Buildings

Issue

The size and shape of sites, the number and size of buildings and the location of buildings on the sites are important elements in determining the character and amenity values of rural residential areas. It is necessary to have conditions relating to these elements to ensure the character and amenity values of rural residential areas are maintained, and that buildings and structures are sited to avoid or mitigate the adverse effects of flood hazards.

Objective

To recognise those elements within a site that determine the character and amenity values of rural residential areas and manage them appropriately.

Policies

- (a) To ensure the character and amenity values of rural residential areas are maintained and enhanced through specific minimum site area conditions for dwellings.
- (b) To require minimum setback requirements and maximum site coverage for all buildings.
- (c) To establish appropriate minimum conditions for the size and shape of sites.
- (d) To manage the siting of all buildings and structures to mitigate the effects of a flood hazard on development.

Explanation and Reasons

Minimum conditions which determine in what circumstances and where buildings are located on a site, contribute to the character and amenity values of rural residential areas. The first determinant of this is the minimum size and shape of sites. Once the subdivision pattern is established, the extent to which a site is built on, the relationship of buildings to boundaries, the height of buildings and adequacy of daylight admission are important on-site determinants of the overall character and amenity values of rural residential areas.

8A2 Rules

8A 2.1 Permitted Activities

- (a) Any activity complying with the Conditions and not specified as a Restricted Discretionary, Discretionary or Non-Complying Activity.

8A 2.1.1 Permitted Activities - Conditions

- (a) **Dwelling:** Minimum net site area per dwelling - 2ha

Where a Certificate of Title has been issued for a site prior to 5 December 1995, and it can be established that the site has been created with an intention to accommodate a dwelling, then in such circumstances the area of the site shall be the minimum net site area.

Compliance with all other Permitted Activity Conditions

- (b) **Minimum Yard Requirements:**

(i) Principal Building - 10.0m.

(ii) Accessory Building - 5.0m.

(iii) For all buildings and structures -

20m minimum set back from water bodies, where the average width of the water body is greater than 3.0m measured from natural bank to natural bank;
or

3.0m minimum set back from water bodies, where the average width of the water body is less than 3.0m measured from natural bank to natural bank.

- (c) **Maximum Height:** For any principal or accessory building, 8.0m.

- (d) **Recession Planes:**

For any principal or accessory building, and from all site boundaries -

(i) From the north facing site boundary - $2.5m + 45^{\circ}$;

(ii) From the north-east and north-west site boundary - $2.5m + 41^{\circ}$;

(iii) From all other site boundaries - $2.5m + 37.5^{\circ}$;

provided the recession plane angles shall not apply to television aerials, flagpoles and chimneys.

- (e) **Maximum Site Coverage:** $450m^2$.

- (f) **Dust:**

All outside areas shall be surfaced, or managed appropriately, so that there shall be no dust nuisance at or beyond the boundary of the site.

- (g) **Odour:**

All activities shall be carried out in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.

- (h) **Lightspill and Glare:**

(i) Artificial light shall not result in added illuminance in excess of 8 lux measured at the window of a dwelling on a neighbouring site.

- (ii) All activities shall be undertaken so as to avoid all unreasonable light spill beyond the site boundary.
- (iii) All activities, buildings and structures shall avoid glare (light reflection) beyond the site boundary.
- (i) **Vibration:**

All activities that cause vibration shall be carried out in such a manner that no vibration is discernible beyond the site boundary.
- (j) **Home Occupations:**

An occupation, craft or profession established on the same site as a dwelling, which is used for residential purposes, (but excluding activities such as livestock farming and forestry where these are the principal use of the site) provided that:

 - (i) At least one resident of that dwelling is employed in the home occupation;
 - (ii) Not more than two persons who do not reside on the site shall work on the site at any one time;
 - (iii) Home occupations shall not include:
 - the repair, alteration, restoration or maintenance of motor vehicles not belonging to residents of the site; and
 - courier depots.
 - (iv) No home occupation shall involve the use of trucks or other heavy vehicles;
 - (v) No retail sales shall be permitted directly from the site, except for goods or produce grown or produced on the site;
 - (vi) Home occupations shall not involve visitors to the site between 8.00pm and 7.00am;
 - (vii) Not more than 35% of the gross floor area of all the buildings on the site, and not more than 15% of any outdoor areas on the site may be used in association with the home occupation; and
 - (viii) Any external storage of materials associated with the home occupation shall be screened so as not to be visible from outside the site.
- (k) **Piggeries:**
 - (i) All grazing and shelter areas must be a minimum of 50m from a residential building on the site and from the site boundary.
 - (ii) A maximum of five adult pigs (defined to be one year or older) are permitted at any one time.
 - (iii) All adult pigs shall have a nose ring.
- (l) **Commercial Forestry:**
 - (i) Commercial forestry will not be permitted to have access to Liverton Road;
 - (ii) Where the commercial forestry is planted to within 50m of a site boundary with a public road, a 10m amenity strip, planted in species not used in the commercial forestry operation, will be provided, parallel and for the length of the commercial forestry operation, adjacent to a public road boundary and shall not be harvested at the same time as the commercial forest.
 - (iii) Minimum separation of 30m between an existing dwelling on a neighbouring site and commercial forestry planting.

(m) Recreation:

- (i) no motorised recreational activity shall be permitted except for the enjoyment of those residents on the site and their visitors, or in the case of the Rimutaka Forest Park where the Department of Conservation has granted consent for motor vehicles within the Park.
- (ii) no buildings may be used for or in association with a recreation activity.
- (iii) recreation includes garden tours where there are no associated sales or services.

(n) General Rules:

Compliance with all matters in the General Rules - see Chapter 14.

8A 2.2 Restricted Discretionary Activities

- (a) Rural service industries.
- (b) Boarding of domestic pets.
- (c) Commercial recreation.
- (d) Visitor accommodation excluding (f)(vi) below
- (e) Residential accommodation for the elderly.
- (f) In the Quarry Protection Area, as shown on Appendix Rural Residential 1, the following activities, in addition to (a) to (e) above:
 - (i) Any new dwelling, excluding a single dwelling on any lot approved by Council prior to 19 October 2001 which is a Permitted Activity providing the Permitted Activity Conditions are satisfied.
 - (ii) Community Activities and Facilities.
 - (iii) Critical and Emergency Facilities.
 - (iv) Health Care Facilities.
 - (v) Kohanga Reo, Childcare and Education Facilities.
 - (vi) Visitor Accommodation.

8A 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

- (a) **Rural service industries.**
- (b) **Boarding of domestic pets.**
- (c) **Commercial recreation.**
- (d) **Visitor accommodation excluding (f)(vi).**
- (e) **Residential accommodation for the elderly.**
 - (i) **Amenity Values:**
The extent to which the activity will alter the amenity values of the Rural Residential Activity Area and in particular the visual amenity values.
 - (ii) **Landscaping and Screening:**
The ability of appropriate landscaping and screening to mitigate the adverse visual effects of the activity on the rural residential amenity values.

(iii) Traffic:

The extent to which the activity will have adverse effects on the surrounding roading network, the ability of the network to accommodate any increase in traffic volumes and the impact in the immediate vicinity of the site.

(f) **In the Quarry Protection Area, as shown on Appendix Rural Residential 1, the following activities, in addition to (a) to (e) above:**

(i) **Any new dwelling, excluding a single dwelling on any lot approved by Council prior to 19 October 2001 which is a Permitted Activity providing the Permitted Activity Conditions are satisfied.**

(ii) **Community Activities and Facilities.**

(iii) **Critical and Emergency Facilities.**

(iv) **Health Care Facilities.**

(v) **Kohanga Reo, Childcare and Education Facilities.**

(vi) **Visitor Accommodation.**

- Location, Site Layout and Design:

Locations with direct line of sight to and from the quarry should be avoided where this is physically possible. Where a line of sight between buildings and the quarry is unavoidable, mitigation through screening or design may be appropriate. Acoustic and vibration minimisation treatment of buildings, and planting to minimise dust nuisance may also be necessary.

- Amenity Values:

Activities must not result in any increased likelihood of people in the area being exposed to adverse effects from the nearby quarry. Screening, acoustic or other building treatment, or restrictions of density, intensity or location, may be necessary.

8A 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

8A 2.3 Discretionary Activities

(a) Except where stated in the General Rules, any Permitted or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.

(b) Intensive farming.

(c) Brothels and commercial sexual services not falling within the ambit of home occupation.

8A 2.3.1 Assessment Matters for Discretionary Activities

(a) The matters contained in sections 104 and 105, and in Part II of the Act shall apply.

(b) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

8A 2.4 Non-Complying Activities

- (a) Any retailing activity.
- (b) Service stations.
- (c) Any industrial, manufacturing, storage or depot activity.
- (d) Residential activities, not otherwise provided for in this Activity Area.
- (e) Turf farming.
- (f) Top soil removal.
- (g) Prospecting, exploration and extraction of minerals.
- (h) Places of public assembly.
- (i) Landfills and transfer stations.

8A 2.5 Other Provisions

- (a) Subdivisions - See Chapter 11.
- (b) Financial Contributions - See Chapter 12.
- (c) Utilities - See Chapter 13.
- (d) General Rules - See Chapter 14.

8A 3 Anticipated Environmental Results

- (a) Containment of the urban and rural residential environments.
- (b) Recognition of those locations where future urban growth may be appropriate in the long term.
- (c) Maintenance and enhancement of the character and amenity values of rural residential areas.
- (d) Avoidance of the adverse effects of growth in traffic volumes on Liverton Road.
- (e) Opportunities for a diverse range of activities which are appropriate to rural residential areas where adverse effects can be appropriately managed.
- (f) Avoidance of undue adverse effects on quarrying operations in the Extraction Activity Area from activities within the Quarry Protection Area.

