

8B General Rural Activity Area

8B 1 Issues, Objectives and Policies

8B 1.1 Local Area Issues

8B 1.1.1 Open Space Character and Amenity Values

Issue

Generally the rural area is different from urban and rural residential areas because of the large land parcels and the low intensity of both the activities and buildings. To ensure the retention of the open space character and amenity values of the rural area, the adverse effects of activities and subdivision must be appropriately managed.

Objective

To maintain and enhance the open character and amenity values which are prevalent in rural areas.

Policies

- (a) To allow for those activities which are appropriate in rural areas and which maintain and enhance the open character and amenity values of rural areas together with the intrinsic values of ecosystems.
- (b) To ensure that sites are of a size that the open space character and amenity values of rural areas are maintained and enhanced.
- (c) The preservation of the natural character of wetlands, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.

Explanation and Reasons

The rural areas have qualities that are different from urban and rural residential areas. There are a range of factors which contribute to the open space character and amenity values of the rural area. This includes the nature of the activities, the large sites on which they take place and the very low intensity of buildings. It is important to retain the existing open space character and amenity values.

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 (see Appendix General Rural 1) identifies land subject to a Rule requiring a resource consent for specific activities in the Quarry Protection Area.

8B 1.1.2 Coastal Environment

Issue

The unique character and amenity values of the area together with significant indigenous vegetation and significant habitats of indigenous fauna be protected from inappropriate subdivision, use and development.

Objective

The natural character and amenity values of the coastal environment, together with significant indigenous vegetation and significant habitats of indigenous fauna be protected from inappropriate subdivision, use and development.

Policies

- (a) To recognise the coastal cliffs and headlands as the coastal environment and as an area of significant natural resource.
- (b) To manage the location, height and bulk of all buildings and structures.
- (c) To ensure that buildings and structures have adverse visual effects which are no more than minor.
- (d) To ensure that subdivision, use and development does not compromise the natural character of the environment and ensure that interference with coastal processes is avoided, remedied or mitigated.
- (e) To preserve characteristics of special spiritual, historical or cultural significance to Maori.

Explanation and Reasons

A significant boundary of this City is shared with the coast that forms Wellington Harbour and Palliser Bay. The coast significantly influences neighbouring land environments. This is reflected in geological features, combined landscape features, the types of indigenous vegetation and fauna present.

The New Zealand Coastal Policy Statement establishes national priorities for the preservation of the natural character of the coastal environment. The relevant policies from that document are applied to the General Rural Activity Area.

An area of significant natural resource has been established for land abutting the coast from Burdan's Gate to Windy Point (refer to Chapter 14E Significant Natural, Cultural and Archaeological Resources for further issues, objectives, policies and rules).

8B 1.1.3 Slope Stability and Soil Conservation

Issue

Within the rural area there are locations where the land is characterised by steep slopes, minimal soil cover, and evidence of erosion and poor stability. The effects of future activities must be managed to ensure that the land is suitable for the use proposed.

Objective

To ensure that adverse effects arising from activities are appropriately managed to ensure slope stability and soil conservation.

Policy

- (a) To manage the use of land characterised by steep topography and poor soils so as to ensure slope stability and soil conservation.

Explanation and Reasons

Rural areas have a range of topographical features. Land has been identified in the Wainuiomata and Orongorongo Valleys which is characterised by steep topography and minimal soil cover. Future activities and subdivision in this area, must be managed so as to ensure erosion is not accelerated by human activity and soil cover is maintained and enhanced. In some instances retirement of land may be the most desirable option, however it is not intended that this will be an overall approach. The emphasis is on undertaking environmental impact assessments in order to establish the physical characteristics of the land and the likely adverse effects of proposed activities.

8B 1.1.4 Top Soil and Turf Sustainability

Issue

Top soil removal and turf farming are appropriate activities in the rural area. These activities must be managed appropriately to ensure the long term sustainability of the intrinsic values of the land. These activities can also adversely affect visual amenities.

Objective

To ensure top soil removal and turf farming are managed, to ensure sustainability of the intrinsic values of the land and the maintenance and enhancement of visual amenity values.

Policies

- (a) To ensure that top soil and turf removal only occur where the intrinsic values of the land can sustain such an activity.
- (b) To maintain and enhance the visual amenity values of areas where top soil removal and turf farming occurs.

Explanation and Reasons

The process of soil formation involves complex chemical, biological and physical processes which take place over long periods of time. Soil comprises organic and inorganic materials overlying the parent material from which it is derived. Soil degradation occurs when soil fertility is depleted, soil structure is lost, and soil or soil forming materials are lost or removed. Soil fertility includes all soil characteristics which enhance plant growth. A decrease in soil quantity or fertility will reduce the ability of the soil to support a wide range of activities and may be irreversible.

Top soil and turf removal may also increase the area's susceptibility to soil erosion or landslips. Potential effects include deposition of sediment and other material onto neighbouring properties, contamination of water with sediment, and contamination of water with chemicals leached from the soil.

Top soil and turf removal can also generate adverse effects on the amenity values of the area. Potential adverse effects include dust, soil spill on roads, visual impact and impacts associated with vehicle movements.

Where top soil and turf removal is allowed, the land should be rehabilitated to a state that ensures its long-term sustainability for plant growth. Water courses should be protected from any form of contamination or disturbance of ecosystems.

Top soil and turf removal activities are not appropriate in the urban areas of the City, nor are they appropriate in environmentally sensitive areas. To manage the location and operation of top soil and turf removal activities, a site analysis will be required before consent is granted. A site management and rehabilitation plan will be required to show how the operation will safeguard air, water, soil and ecosystems in the area; and how the operation will maintain the amenity value of the area.

8B 1.1.5 Recreation

Issue

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

Objective

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

Policy

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

Explanation and Reasons

The Belmont Regional Park, East Harbour Regional Park, Rimutaka Forest Park and the coast are adjacent or within the rural area. There are also a number of individuals undertaking private ventures providing recreation opportunities. As well as providing for recreation and leisure 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.

8B 1.1.6 Forestry

Issue

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

Objective

To maintain and enhance the visual amenity values of rural 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 a minimum distance from site boundaries to mitigate the adverse effects of shading.

Explanation and Reasons

Forestry development already exists in rural areas and there is potential for further planting. Forestry is an appropriate activities in many rural 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. 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 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.

8B 1.1.7 Prospecting, Exploration and Mining of Minerals

Issue

The prospecting, exploration and mining of minerals can have adverse environmental effects including alteration to the character of the landscape, alteration to the ability of the land to sustain some activities, and adverse effects on a number of amenity values. It is necessary to ensure that any prospecting, exploration and mining of minerals is appropriately managed.

Objective

To ensure that the adverse effects of prospecting, exploration and mining of minerals is managed to ensure the maintenance and enhancement of the open character and visual amenity values, and the retention of the intrinsic values of the land.

Policies

- (a) To ensure that prospecting, exploration and mining of minerals only occur where the intrinsic values of the land can sustain such an activity.
- (b) To maintain the visual amenity values of areas where the prospecting, exploration and mining of minerals occurs.
- (c) To ensure that the adverse effects of prospecting, exploration and mining of minerals are mitigated by progressive rehabilitation of the land.

Explanation and Reasons

Mineral extraction commonly involves four stages. Initial prospecting to provide a preliminary resource evaluation over a wider area, exploration to define and quantify mineral sites, mining to remove the minerals and site rehabilitation.

The nature of the mineral and the scale of any one stage can not be predetermined across the City and therefore the extent of adverse effects is difficult to predict without more detailed information.

There are a number of existing extraction sites in the City. They are addressed in the provisions of the Extraction Activity Area. Additionally sites operate under resource consents and existing use rights.

A joint study by Wellington Regional Planning Authority and Wellington Regional Water Board in 1978 titled "Planning for Mineral Resources in the Wellington Region", indicates that there are very limited opportunities for mineral extraction within the boundaries of Lower Hutt. For this reason it is more appropriate to assess individual applications for prospecting, exploration and extraction as Discretionary Activities. There is also likely to be the need for consideration of any application by the Wellington Regional Council.

8B 1.2 Site Development Issue

8B 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 areas. It is necessary to have conditions relating to these elements to ensure the character and amenity values of rural 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 the site that determine the character, amenity values and adverse effects of flood hazards of rural areas and manage them appropriately.

Policies

- (a) To ensure the character and amenity values of rural areas are retained and enhanced through a 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.
- (e) To discourage the siting of buildings and structures in the Primary and Secondary River Corridors.
- (f) To ensure that buildings and structures in the Primary or Secondary River Corridor of the Hutt River have no more than minor adverse effects on flood protection structures.
- (g) To mitigate the effects of flood hazards on buildings and structures in the Primary and Secondary River Corridors by managing their location, size and scale.

Explanation and Reasons

Minimum conditions which determine when and where buildings are located on a site contribute to the character, amenity values and adverse effects of flood hazards of rural 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 the ability for daylight to enter the setback area are important on site determinants of the overall character and amenity values of rural areas.

Buildings and structures in the Primary or Secondary River Corridor of the Hutt River could adversely affect flood protection structures. Buildings and structures in the river corridor will also be subject to effects of fast flowing water, deep flooding and erosion. The outcomes identified in the Hutt River Floodplain Management Plan are relevant and should be taken into account in any assessment of effects. It is important that buildings and structures are discouraged in the Primary and Secondary River Corridors. It is therefore appropriate to control the location of buildings and structures.

The conditions in the rural areas for the minimum land area required for a site are substantially greater than in the rural residential area. This ensures the retention and enhancement of the different character and amenities of these two areas.

8B2 Rules

8B 2.1 Permitted Activities

- (a) Any activity complying with the Conditions and not specified as a Permitted, Restricted Discretionary, Discretionary or Non-Complying Activity.
- (b) A single dwelling on each of the proposed lots shown on Drawing No. 469SCH4^C by Lucas Surveys, shown in Appendix General Rural 2, within defined building areas and within the specified maximum roof heights both shown on that drawing. All Permitted Activity Conditions excluding 8B 2.1.1 (a) and 8B 2.1.1 (c) must be satisfied, except in respect of Lot 5 where 8B 2.1.1 (c) applies to part of the lot.

- (c) Baring Head, Pt 1A2 Parangarahu, shown in Appendix General Rural 3 a single building for the purpose of accommodating a single or two household unit.
- (d) On the land identified in DP 72284 but excluding that area identified as 'G' and shown in Appendix General Rural 4, extraction activities limited to extraction, processing, storage, removal, ancillary earthworks, removal and deposition of overburden and rehabilitation works, and ancillary administrative activities.

8B 2.1.1 Permitted Activities - Conditions

(a) **Dwellings:**

Maximum of two dwellings, provided that each must have a net site area of 15ha.

(b) **Minimum Yard Requirements:**

- (i) Principal Buildings: 10.0m
- (ii) Accessory Buildings: 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:** $1000m^2$.

(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, an existing residential building on a neighbouring site, from a site boundary where the boundary adjoins a site in the Rural Residential Activity Area or any residential activity area or a public road.
- (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) Where there is an existing dwelling on an adjoining site, all new commercial forestry must be planted a minimum of 30m from that dwelling.

(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; and
 - (iii) Recreation includes garden tours where there are no associated sales or services.
- (n) **Visitor Accommodation:** Maximum visitor occupancy: 10 persons.
- (o) **Prospecting and Exploration:**
The total area of disturbance shall not exceed 1000m² and the total volume of material disturbed shall not exceed 50m³.
- (p) **General Rules:**
Compliance with all matters in the General Rules - see Chapter 14.
- (q) **Benmore Cres, Manor Park, Section 1 SO 36533,** in addition to the other Permitted Activity Conditions, the development of buildings and structures may only occur on land above 28.0 msl (mean sea level).
- (r) **Baring Head, Pt 1A2 Parangarahu:**
- (i) Any new buildings must be located within the building envelope shown on Appendix General Rural 3.
 - (ii) Maximum site coverage of a single building for the purpose of accommodating a single or two household unit shall be 300m².
 - (iii) Maximum total site coverage for all farm accessory buildings shall be 300m².
 - (iv) Maximum height for all buildings within the building envelope shall be 6.0m
 - (v) All buildings on the site must be clad with rough textured natural materials.
 - (vi) All building materials used on the site must be of low reflectivity.
 - (vii) If any surface is painted, the level of reflectivity of the paint shall be below 40%.
 - (viii) Any earthworks must be limited to the immediate area of the building platforms.
- (s) **On the land identified in DP 72284 but excluding that area identified as 'G' and shown on Appendix General Rural 4 the following Permitted Activity Conditions shall apply:**
- (i) Any permitted extraction activity may only occur for a maximum of 21 days, but not necessarily consecutive, in a 90 day period. The operator shall maintain and make available to Council on request, records of the dates on which extraction activities occur.
 - (ii) Except for structures and equipment associated with processing activities, the maximum height shall be 8.0m. For structures and equipment associated with processing activities, the maximum height shall be 12.0m. Formed stockpiles shall not exceed a maximum height of 12.0m.
 - (iii) Landowners and adjacent landowners shall be advised of the activity at least one week in advance of the commencement of the activity.
 - (iv) All activities shall be undertaken in a way that avoids creation of a dust nuisance at or beyond the boundary of the area identified by DP 72284 but excluding that area identified as 'G'.
 - (v) For all activities:
6.00am – 6.00pm Monday to Friday (excl public holidays) and
6.00am – 1.00pm Saturday (excl public holidays)

- (vi) Structures and equipment shall be removed from the area following the completion of each phase of the extraction activity.
- (vii) The area shall be managed and maintained in a tidy and safe manner at all times. Any accumulated non-alluvial materials associated with the extraction activity shall be removed from the area at least once every six month period.
- (viii) Waste alluvial material shall be spread over the extraction area at the completion of each phase of extraction activity.
- (t) **Primary and Secondary River Corridors**
All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area of 20m² or less and with a setback of 20m or more from a flood protection structure.

8B 2.2 Restricted Discretionary Activities

- (a) Commercial recreation.
- (b) Visitor accommodation with a visitor occupancy for more than ten persons excluding (h)(vi) below.
- (c) Cafes and restaurants.
- (d) Residential accommodation for the elderly.
- (e) Urupa and cemeteries.
- (f) Intensive farming.
- (g) Any activity which would otherwise be a Permitted Activity but is in the area bounded by the coast, Coast Road and the Rimutaka Forest Park as shown on Appendix General Rural 5.
- (h) In the Quarry Protection Area (as shown on Appendix General Rural 1) the following activities in addition to (a) and (c) to (f) 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.
- (i) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m² or with a setback less than 20m from a flood protection structure.

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

- (a) **Commercial recreation.**
- (b) **Visitor accommodation with a visitor occupancy for more than ten persons excluding (h)(vi) above.**

- (c) **Cafes and restaurants.**
- (d) **Residential accommodation for the elderly.**
- (e) **Urupa and cemeteries.**
 - (i) **Amenity Values:**
The extent to which the activity will alter the amenity values of the 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 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) **Intensive farming.**
 - (i) **Amenity Values:**
The extent to which the activity will alter the amenity values of the rural area.
 - (ii) **Location of Grazing and Shelters:**
All grazing and shelter areas must be a minimum of 50m from a residential building on the site, an existing residential building on a neighbouring site, from a site boundary where the boundary adjoins a site in the Rural Residential Activity Area or any residential activity area or a public road.
 - (iii) Consideration will also be given to any relevant codes of practice from industry sector groups which address these matters.
- (g) **Any activity which would otherwise be a Permitted Activity but is in the area bounded by the coast, Coast Road and the Rimutaka Forest Park.**
 - (i) **Assessment of Land and Soil Capability:**
An Environmental Impact Assessment together with a management plan will be required. These must detail the current slope stability and soil quality and the effects of the proposed activity on these factors. The management plan must address how any adverse effects of the activity will be managed to ensure the maintenance and future enhancement of slope stability and soil conservation.
- (h) **In the Quarry Protection Area (as shown on Appendix General Rural 1) the following activities in addition to (a) and (c) to (f) 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 in the vicinity of a Quarry Extraction Activity Area.**
 - **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.

(i) **All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m² or with a setback less than 20m from a flood protection structure.**

- Proximity of buildings and structures to flood protection structures; and
- Adverse effects of the flood hazard on buildings and structures and on flood protection structures.

8B 2.2.2 Other Matters

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

8B 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) Turf farming.
- (c) Top soil removal.
- (d) Exploration and mining of minerals.
- (e) Landfills and transfer stations.
- (f) Any activity within the identified coastal environment as shown on Map Appendices 2A, 2B and 2C.
- (g) Brothels and commercial sexual services not falling within the ambit of home occupation.

8B 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.
- (c) Appendix General Rural 6 gives further guidance for applications for turf farming and top soil removal.

8B 2.4 Non-Complying Activities

- (a) Any other retailing activity.
- (b) Service stations.
- (c) Any industrial-activity.
- (d) Other residential activities.
- (e) Places of public assembly.

8B 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.

8B 3 Anticipated Environmental Results

- (a) Maintenance and enhancement of the character and amenity values of rural areas.
- (b) Appropriate management of those sites characterised by steep slopes and poor soil quality.
- (c) Sustainable land use practices.
- (d) Opportunities for a diverse range of activities where any adverse effects on the character and visual amenity values of the rural environment can be managed.
- (e) Avoidance of undue adverse effects on quarrying operations in the Extraction Activity Area from activities within the Quarry Protection Area.
- (f) The scale, size and location of buildings and structures will have adverse effects which are no more than minor on amenity values and flood protection structures.
- (g) The adverse effects on buildings and structures in the Primary and Secondary Rivers Corridors will be avoided or mitigated.