

RURAL Policies

	Hauraki Gulf Islands Plan	Franklin	Manakau	Rodney	North Shore	Papakura	Waitakere	Auckland Draft Proposed Regional Policy Statement
Amenity	<p>10a.19.3.5 By requiring new sites to be of a size and nature that ensures small scale rural activities can occur and which maintains the rural character and visual amenity of the landscape.</p> <p>10a.20.3.1 By providing for rural and residential activities to establish and operate in the land unit.</p> <p>10a.20.3.3 By requiring new sites to be of a size and nature that ensures that small scale rural activities can occur and which protects the natural character and landscape values of the land unit.</p>	<p>17.2.6.3. That adverse visual impacts of signs on the rural landscape shall be avoided, remedied or mitigated.</p> <p>17.2.6.5. That all subdivisions have regard for the likely development of the land including the way this might adversely affect significant landscape features as well as the rural amenities of the District.</p> <p>17.2.6.6. That buildings and structures be so sited and designed that they do not visually compromise items listed in Schedule 8A.</p>	<p>12.4.4 Buildings, structures and activities should be designed, of a scale and sited in a manner which complements the rural character of the site and the cumulative effect should not detract from the amenity values and rural character of the area. Particularly they should not:</p> <ul style="list-style-type: none"> - detract from the open space character; - dominate the site or area in scale, appearance or density; - generate significant increases in traffic volumes <p>12.4.6 Activities should not generate adverse noise, dust and odour effects not in keeping with the character of the rural environment.</p>	<p>Subdivision and activities should be undertaken so that adverse effects, including cumulative effects, on amenity values are avoided, remedied or mitigated and in particular that:</p> <ul style="list-style-type: none"> (a) buildings and service areas, such as those for parking, are sited and designed so as to maintain and protect visual and aural privacy for neighbouring sites; (b) buildings and service areas are sited and designed so as to maintain admission of sunlight to neighbouring sites; (c) activities occur without generating dust nuisance, objectionable or offensive odours, or glare or intrusion from exterior lighting; (d) activities occur without generating unreasonable noise and vibration which adversely affect the health, safety and enjoyment of people on neighbouring sites; (e) activities occur without generating drifts of chemical sprays across neighbouring sites; (f) buildings and land uses are sited and designed so that they do not detract from, or impact on, in any more than a minor way, any significant natural features, including ridgelines, headlands, beaches, and areas of significant native vegetation and significant wildlife habitats; (g) subdivisions and buildings are of a scale and intensity that enable a high proportion of open space to buildings to be maintained; (h) subdivisions, buildings and land uses are sited and designed so that they do not detract in any more than a minor way from both highly valued landscapes, or significant rural landscapes; (i) subdivisions and land uses do not adversely affect the safety and efficiency of the roading network; the safety and operation of airfields; or the amenity and use of adjacent land (i.e. split farms), through access 	<p>18.3.3.4.2. The height, bulk, scale, form, siting, planting and landscaping of buildings and structures shall be such that they do not dominate the open, rural landscape. Where a development envelope has been identified, buildings and structures should be located within the envelope.</p>	<p>3.4.4. By retaining significant areas of vegetation that contribute to the rural character and amenity values of the district.</p> <p>2.4.2. By managing the size and location of buildings and structures within the Countryside Living Zone in a way that avoids, remedies, or mitigates any adverse effects on the amenity values of the zone.</p> <p>2.4.4. By ensuring that countryside living subdivision and land use does not compromise the natural resource values, cultural resource values, rural landscape and amenity</p> <p>7.4.1. By providing for a density of development that retains the overall relative openness of the Rural Plains Zone.</p>	<p>Policy 10.2 Activities in residential and rural areas should not emit noise such that it causes a nuisance to occupants of surrounding properties.</p> <p>Policy 10.17 Settlement in all parts of the City should be at a density that is within the capacity of water supply, stormwater, wastewater and solid waste infrastructure to safely absorb the effects of that settlement, and to provide for the health of all residents, visitors and workers.</p>	

				<p>design, location, number, frequency of use, parking provision, traffic volumes and traffic types generated, and the density of subdivision or intensity of land use;</p> <p>(j) subdivisions and land uses do not adversely affect water quality through landform modification, earthworks and vegetation removal and any other land use or associated activity;</p> <p>(k) activities do not generate adverse effects on the health and safety of people; (l) subdivision and activities do not unduly restrict or prevent public access to the coast or the margins of rivers or streams; (m) the removal, damage, destruction or modification of areas of native bush, scrub, wetlands, riparian vegetation and other significant trees and vegetation is avoided, remedied, or mitigated and these areas are managed, protected and enhanced as part of the design of the subdivision, or when any activity is carried out;</p> <p>(n) earthworks do not detract from visual amenity, particularly in areas containing significant natural features and vegetation.</p> <p>7.8.1.2.4 The adverse cumulative effects of activities and subdivision upon the character and amenity values in the rural area should be avoided.</p>				
Character	3.2.3.8 By ensuring that all development is of an appropriate scale, form and location.		12.4.6 Activities should not generate adverse noise, dust and odour effects not in keeping with the character of the rural environment.	<p>7.4.2 Rural subdivision and activities should be of a nature, scale, intensity and location consistent with the existing rural character of the relevant part of the District and the foreseeable future rural character of those areas, and should be undertaken in a manner which avoids, remedies and mitigates adverse effects, including cumulative effects, and enhances the character, associated with rural areas, which includes but is not limited to:</p> <p>(a) a very high ratio of open space in relation to areas which contain buildings;</p>	<p>18.3.3.4.1. The separation between dwellings or groups of dwellings/buildings shall be of sufficient size to maintain an overall low density of development characterised by Section 18: Rural District Plan June 2002 Updated June 2009 18-9 large areas of open space, extensive areas of vegetation (both existing and revegetation) and a high level of openness. Where a development envelope has been identified, buildings and structures should be located within the envelope.</p> <p>18.4.1.6. By limiting the height and siting of buildings to ensure that they are not obtrusive in</p>	<p>3.4.1. By providing for a density of development that retains the relative openness of the rural areas</p> <p>3.4.3. By requiring that buildings are of a scale and design that is integrated with the surrounding rural landscape.</p> <p>3.4.4. By retaining significant areas of vegetation that contribute to the rural character and amenity values of the district.</p> <p>2.4.3. By ensuring that countryside living subdivision and land use enhances the quality of the environment within the two defined countryside living areas of the District.</p> <p>7.4.1. By providing for a density of development that retains the overall relative openness of the Rural Plains</p>	<p>Policy 11.1 Settlement should shall be of a type and a density that protects amenity values, including neighbourhood character of different parts of the City, by:</p> <ul style="list-style-type: none"> maintaining the low density of sites with high levels of private planting, large areas of open space around dwellings and detached housing characteristic.... 	<p>7.3.3 Maintaining rural character To maintain the rural character of an area when managing subdivision, use, and development the following matters shall be considered: a. the degree to which rural</p>

(b) a predominance of natural features (sometimes modified by human activity);
 (c) the open space areas being in pasture, trees, crops or indigenous vegetation; (d) the presence of large numbers of farmed animals and extensive areas of plant or fruit crops, plantation forests and farm forests;
 (e) noises, odours, dust and visual effects associated with the use of the land for farming, horticultural, mineral extraction and forestry purposes;
 (f) streams, rivers, wetlands and ponds;
 (g) the presence of large numbers of native wildlife;
 (h) the presence of large and small areas of native bush, scrub and wetlands;
 (i) few buildings and activities of an urban scale and nature, other than residential dwellings, and appropriate rural production and related commercial activities as provided for as permitted activities or by way of resource consent;
 (j) generally narrow roads with open drains, a significant road and a number of unsealed and low speed geometry, low traffic volumes (except State Highways and arterial roads);
 (k) a general absence of urban scale and urban type infrastructure such as roads with full kerb and channel, sealed footpaths and vehicle crossings, streetlights, bus shelters, sealed and demarcated parking areas, and so on;
 (l) a low density of buildings and structures with site sizes being in hectares rather than square metres, and a land tenure with a diversity of site sizes and shapes;
 (m) low population densities;
 (n) accessory buildings which dot the landscape particularly where farming activities are the dominant activity.
 (o) the presence of existing mineral extraction activities and the potential future extraction

the rural landscape

Zone.
 7.4.2. By ensuring that the proposed use, subdivision, and development of land in the Rural Plains Zone does not adversely affect its rural character.

production activities contribute to the working landscape;
 b. the change in balance between built elements (including concrete driveways, powerlines) and natural elements;
 c. the loss of amenity including loss of natural aspect, openness, and privacy;
 d. preservation of the natural evening darkness and the absence of intrusion from artificial light;
 e. the impact of increased traffic movement and noise;
 f. any reduction in visibility of significant features;
 g. the extent of loss or degradation of natural features including vegetation associated with rural activities.

7.3.2 Managing activities in rural areas
 The rural environment shall be managed so that:

a. the different land use types and their associated rural character are identified and managed accordingly;

7.3.2 Managing activities in rural areas
 The rural environment

				<p>of resources that are identified in the Planning Maps as "Significant Mineral Extraction Resources"</p> <p>7.4.3 Subdivision, use and development of land should be undertaken in a manner which maintains and enhances the distinctive special rural character of parts of the District, this special character being a combination of a high degree of "naturalness" and high amenity values based on the existence of particular physical features such as beaches, ridgelines, estuaries, harbours, native bush, scrub and wetlands or similar unifying features.</p> <p>7.8.1.2.4 The adverse cumulative effects of activities and subdivision upon the character and amenity values in the rural area should be avoided.</p> <p>7.8.1.2.8 Activities based on production from the rural land resource should continue to occur and be recognised as an element of rural character within the General Rural Zone.</p> <p>7.8.2.2.4 Subdivision and land use activities should be undertaken so that a non-urban, rural, open coastal character is retained, and cumulative adverse effects on the character, amenity values, significant natural areas, significant landscapes within the area, road traffic and safety do not result.</p>				<p>shall be managed so that:</p> <p>g. the rural character is maintained (see policy 7.3.3);</p>
Provide for Rural Use	<p>3.2.3.7 By facilitating the use and development of land outside settlement areas for agriculture, horticulture and tourism activities.</p> <p>3.3.4.2 By providing for larger scale, rural activities to occur in eastern Waiheke, while ensuring that such development does not detract from the natural landscape and natural features of the island.</p>			<p>7.8.1.2.8 Activities based on production from the rural land resource should continue to occur and be recognised as an element of rural character within the General Rural Zone.</p> <p>7.8.3.2.2 The existing rural based activities should continue, subject to environmental controls ensuring protection of adjoining native bush, streams and rivers and wildlife habitats, and maintenance of amenity values enjoyed within the Zone.</p>	<p>18.4.1.1 Rural 1 Zone By allowing the establishment of lots of sufficient size to assist effective land management practices to be achieved through part-time farming, whilst ensuring that some choice in agricultural production is available.</p> <p>18.4.1.2. Rural 1 Zone By allowing for the establishment of a wide range of agricultural activities, which have little or no potential to adversely affect the surrounding locality, as</p>			<p>7.3.1 Providing for rural activities</p> <p>In rural areas provision shall be made for activities including infrastructure and services that:</p> <p>a. depend on the</p>

	<p>3.4.3.4 By providing for a range of activities, including agriculture and horticulture, to occur where these activities are of an appropriate nature, scale, form and location.</p> <p>10a.19.3.1 By providing for productive activities, such as pastoral farming and horticulture to establish and operate within the land unit.</p> <p>10a.19.3.5 By requiring new sites to be of a size and nature that ensures small scale rural activities can occur and which maintains the rural character and visual amenity of the landscape.</p>				<p>Permitted activities.</p> <p>18.4.1.4. By allowing for the establishment of intensive rural-based activities, such as factory farming and produce packing sheds, which have the potential to adversely affect the surrounding locality, as Discretionary activities.</p>		<p>rural resource for their location; b. serve the rural community; c. support the rural economy.</p>
Non Rural Activity in the Rural Zone	<p>10a.19.3.2 By limiting the non-productive activities that can occur in the 'other areas' of the land unit to those which avoid adverse effects on the rural character and on the general and visual amenity of the locality.</p> <p>10a.19.3.3 By ensuring that the non-productive activities in the 'Onetangi Road' area will not have adverse effects on the rural character and the general and visual amenity of the land unit when viewed from Onetangi Road and surrounding locations.</p> <p>10a.20.3.2 By limiting the range of non-rural and non-residential activities that can establish within the land unit to avoid adverse effects on the landscape values and the general amenity of the locality.</p>	<p>17.2.6.2. That adverse visual impacts of rural-residential development on the rural landscape shall be avoided, remedied or mitigated.</p>		<p>18.3.2.3. By requiring large lots for rural-residential activities.</p> <p>7.8.1.2.1 Further subdivision and rural residential lifestyle opportunities should be limited in this zone.</p> <p>7.8.1.2.2 Rural residential development should not establish within the zone unless undertaken as part of protecting significant natural areas, enhancement planting or land rehabilitation meeting Policies 7.4.10 and 7.4.11, or the vesting of additional areas of reserve land as appropriate.</p> <p>7.8.1.2.6 New non-residential activities should not result in any significant adverse effects upon existing amenity values</p> <p>7.8.1.2.7 Non-residential activities should seek to locate where the adverse effects of the proposed activity can be internalised on the site or any off site effects can be avoided, remedied or mitigated such that they are no more than minor.</p> <p>7.8.2.2.2 Activities should be limited to those of a non-urban, rural nature and scale enabling the special characteristics and rural character in the Zone to be maintained.</p> <p>7.8.2.2.7 Further subdivision and rural residential lifestyle opportunities should be limited in this zone and should only occur when undertaken as part of</p>	<p>18.4.1.3. Rural 1 Zone By allowing for the establishment of small-scale community facilities which directly serve the needs of the local community.</p>	<p>7.4.6. By ensuring that subdivision and land use does not compromise the safe and efficient operation of existing industry, designated activities and regionally significant infrastructure.</p>	<p>Policy 11.30 Non-residential activities in the non-urban areas of the city should be of a type, scale and intensity that will not, on an individual or cumulative basis, lead to adverse effect on the maintenance and enhancement of rural landscape and amenity values. In particular non-residential activities that may be more appropriately located in the urban area and which generate a significant number of trips from the urban area and/or cause other nonresidential activities to group around them thereby leading to incremental urban growth, should avoid locating in non-urban areas.</p>

				<p>enhancement type subdivision such as protecting significant natural areas, enhancement planting or land rehabilitation meeting Policies 7.4.10 and 7.4.11 as appropriate.</p> <p>7.8.5.2.1 Urban type development should not intrude into the open space environment provided by the Zone.</p> <p>7.8.5.2.2 Opportunities for rural residential subdivision and development should be provided within these Zones where the open space character of the greenbelt can be retained.</p>				
Protect Rural Land				<p>7.4.1 Intensive subdivision and activities which are primarily rural residential based should be located close to metropolitan Auckland or along major routes where road access is able to accommodate increased traffic volumes and where trip length is minimised.</p> <p>7.8.3.2.3 The "remote" and non-urban character of the Zone should be retained by limiting the creation of additional sites and by making no provision for extensive urban settlement or permanent activities which would draw large numbers of people to a site or introduce significant urban elements to the Zone.</p> <p>7.8.5.2.1 Urban type development should not intrude into the open space environment provided by the Zone.</p> <p>7.8.5.2.3 Activities which have significant adverse effects on rural amenity values because of adverse effects such as noise, dust, traffic volumes, smell, visual effects, effects on health, safety and cultural values should not locate within the Zone.</p>			<p>Policy 0.11 Apart from peripheral urban growth provided for in Policy 0.9, further intensive settlement within rural areas should not occur in order to accommodate population growth prior to 2021. Growth thresholds established by existing rural subdivision standards should be maintained in order to permanently protect the Waitakere Ranges and their foothills and the remaining rural area.</p>	<p>7.3.2 Managing activities in rural areas The rural environment shall be managed so that: d. there is no increase of urban activities in areas zoned as rural;</p>
Heritage	<p>3.2.3.3 By protecting the historic heritage of the island.</p> <p>3.3.4.9 By protecting the historic heritage of the island</p> <p>3.4.3.6 By protecting the historic heritage of the other islands.</p>							<p>7.3.2 Managing activities in rural areas The rural environment shall be managed so that: h. areas of high natural character, outstanding natural landscapes and features, and heritage values identified in schedules 2, 4, 5, 6 and 7 are</p>

								protected and enhanced;
Recreation / Conservation	3.2.3.4 By facilitating the use of land for public open space and conservation, recreation and community purposes. 3.3.4.6 By facilitating the use of land for public open space, conservation, recreation and community purposes. 3.4.3.3 By providing for the use and development of land for public open space and conservation and recreation activities.			7.8.2.2.3 The existence of the Tawharanui, Mahurangi and Wenderholm Regional Parks, and the special open space experience that these parks provide should be retained and protected by ensuring that activities and subdivision occurring in the locality of the parks do not adversely affect the character of the park or surrounding land areas or adversely affect activities within the park.		8.4.1. By providing for recreational activities and increased connectivity in the rural recreation zoned land. 8.4.2. By avoiding adverse effects on the visual amenity and ecological values of land in rural areas zoned for recreation purposes. 8.4.3. By providing for the creation of strategic walking, cycling and bridle paths throughout the rural parts of the District to improve connectivity.		
Infrastructure	3.2.3.9 By providing for the appropriate development of essential infrastructure such as airports, roads, wharves, telecommunications and quarries 3.3.4.7 By providing for the establishment of energy and telecommunications network services and transport linkages on the island			7.4.1 Intensive subdivision and activities which are primarily rural residential based should be located close to metropolitan Auckland or along major routes where road access is able to accommodate increased traffic volumes and where trip length is minimised. 7.8.5.2.16 Activities within the Countryside Living Zones should not adversely impact on the strategic transport routes of the District in such a manner as to decrease the safe and efficient operation of the network.	18.3.3.6.1. Infrastructure associated with roading, water supply, power, wastewater and stormwater shall be designed and managed in a manner that is compatible with and sympathetic to the rural amenity values, avoids adverse effects on the Okura estuary, the coast and Long Bay Regional Park, avoids placement on sensitive ridgelines and minimises disturbance to landforms. 18.3.3.6.2. Roads and driveways shall be designed in a manner that is consistent with a non-urban environment and avoids adverse effects on the rural character, natural landscape of the coastal environment and visual amenity of the area.	2.4.8. By ensuring that countryside living subdivision and land use does not compromise the safe and efficient operation of existing industry, designated activities and regional infrastructure. 7.4.6. By ensuring that subdivision and land use does not compromise the safe and efficient operation of existing industry, designated activities and regionally significant infrastructure.		7.3.2 Managing activities in rural areas The rural environment shall be managed so that: e. sustainable land use and management practices are promoted; f. regionally significant infrastructure can locate in rural areas in accordance with the policies in 6.3.2 and 6.3.3 applying to the location of regionally significant infrastructure;
Cultural	3.2.3.10 By providing for the use of ancestral lands by Ngati Rehua and acknowledging the relationship between Ngati Rehua and water, sites, waahi tapu and other taonga 3.3.4.8 By providing for the relationship between Ngati Paoa and water, sites, waahi tapu and other taonga. 3.4.3.5 By acknowledging the relationship between Ngati Rehua and Ngati Paoa and their ancestral lands, water, sites, waahi tapu and other taonga.		12.4.11 Papakainga housing on rural Maori land should be designed, sited and of a scale and density which complements the rural character of the site. 12.4.12 Marae complexes should be designed, sited and of a scale which complements the rural character of the site.	7.4.18 Subdivision and land use activities should be carried out in a manner which avoids, remedies or mitigates adverse effects on: (a) waahi tapu, wai tapu, toanga and other heritage resources considered to be significant by Tangata Whenua as identified through Iwi Management Plans or similar documents and / or consultation with the recognised Iwi organisation or listed or identified New Zealand Historic Places Trust registers, or the Heritage Inventory or related documents; (b) the coastal environment including ecosystems unique to the		2.4.4. By ensuring that countryside living subdivision and land use does not compromise the natural resource values, cultural resource values, rural landscape and amenity		7.3.4 Providing for Tangata Whenua activities In rural areas provision shall be made to enable papakainga, marae developments, customary use, cultural activities and commercial activities which are

	<p>landscape character of the island, particularly the rural landscapes and landscapes with regenerating bush.</p> <p>3.4.3.2 By protecting the natural character of the landscape and visual amenity of the other islands.</p>			<p>significant natural areas, significant landscapes within the area, road traffic and safety do not result.</p> <p>7.8.2.2.8 Distinctive and high quality landscapes should be protected and enhanced wherever possible, by ensuring development within these areas is in a location and of a scale and intensity that does not dominate or have significant adverse effects on those landscapes</p> <p>7.8.2.2.9 Buildings and structures should be designed and located and of a scale to ensure that they do not adversely affect the landscape quality or environmental sensitivity of the site or surrounding area.</p> <p>7.8.3.2.1 Activities and subdivision should not adversely affect, and wherever possible, should enhance the high quality landscape in the Zone; in particular the rugged coastline between Bethells and Muriwai, and the bushclad landscape surrounding the Te Henga wetland, and the coastline, dunelands and inland backdrop from Mangawhai to Pakiri (J Greenwood Road).</p> <p>7.8.3.2.7 The location, nature and scale of buildings should not adversely affect the high quality landscape within the</p> <p>7.8.4.2.3 High quality landscapes, in particular the open nature of the landscapes, should be protected from significant change or modification from their present state, particularly by buildings and structures</p> <p>7.8.5.2.6 Significant natural areas and significant landscapes should be protected and enhanced wherever possible</p>	<p>structures should be located within the envelope.</p> <p>18.3.3.3.2. Buildings and structures adjacent to riparian margins and within the coastal conservation area, shall be located, of a bulk and scale, constructed of materials, and be of colours, and be screened by vegetation in a manner, that does not dominate or detract from or degrade the natural character of the coastal environment and the outstanding natural landscape quality. Where a development envelope has been identified, buildings and structures should be located within the envelope.</p> <p>18.3.3.3.3. Modification of natural landforms within the sensitive coastal (as defined by the foreshore yard rule) and riparian margins and inland water courses and remnant/ regenerating native vegetation shall be avoided.</p> <p>18.3.3.3.4. Environmental enhancement and rehabilitation of the margins of the Okura estuary, the coast, riparian areas and existing areas of native vegetation shall be undertaken to mitigate the effects of existing and future development.</p> <p>18.4.1.6. By limiting the height and siting of buildings to ensure that they are not obtrusive in the rural landscape</p>		<p>essential to the City's character. Particular regard should be had for the placement of structures so that they do not intrude above any sensitive ridge line when viewed from a public place, or intrude visually on any other Natural Landscape Element. Consideration shall be given to the most practicable option with respect to the placement and provision of infrastructure.</p>	<p>activities in rural areas</p> <p>The rural environment shall be managed so that:</p> <p>j. the features and characteristics of the Waitakere Ranges Heritage Area, which contribute to the natural and cultural heritage, recreational, landscape, and amenity values of the rural environment, are protected and enhanced;</p>
<p>Natural Environment/Ecological</p>	<p>3.2.3.2 By protecting and, where appropriate, enhancing the natural features, such as wetland systems, indigenous vegetation, and wildlife habitats, and coastal and other ecosystems from the adverse effects of use and development.</p> <p>3.2.3.6 By restricting the level of development that can occur outside of the</p>	<p>17.2.6.1. That buildings and structures be so sited and designed that they do not visually compromise outstanding natural features or the values of significant habitats of indigenous fauna as identified in Schedule 5A, or the natural character of the coastal environment.</p> <p>17.2.6.1. That buildings and structures be so sited and designed that they do not</p>	<p>12.4.3 Significant areas of indigenous vegetation which contribute to the rural character, landscape quality and amenity values of the rural area should be retained.</p> <p>12.4.7 Activities should be sited, and structures designed and located in such a way that:</p> <ul style="list-style-type: none"> - retains riparian vegetation and wetlands; and - avoids 	<p>7.4.8 Subdivision, use and development of land should be undertaken in a manner which avoids, or where this is not practicable, remedies or mitigates adverse effects, including cumulative effects, on the natural environment and in particular that:</p> <ul style="list-style-type: none"> (a) activities occur without adverse effects on the natural functioning of coastal processes; (b) activities occur without an 	<p>18.3.1.1 By ensuring that future development in rural areas does not degrade the environmental qualities of those areas.</p> <p>18.3.1.2. By recognising the protection and management of bush-clad escarpments and hills as a valued land use in its own right.</p> <p>18.3.2.2. By applying controls to avoid, remedy or mitigate both native bush removal and any adverse effects of development.</p>	<p>3.4.5. By encouraging further requiring the rehabilitation and restoration of native bush areas to enhance the District's biodiversity capacity. (A2.1.43)</p> <p>3.4.7. By implementing a programme of education and awareness to inform land users of methods to manage trees and vegetation in Papakura District.</p> <p>2.4.4. By ensuring that countryside living subdivision and land use does</p>	<p>Policy 1.4 Settlement within the Foothills Environment, the Countryside Environment areas of the City, should be designed and located, and be of a density that recognises their key positions in relation to protecting valued natural resources, including</p>	<p>7.3.2 Managing activities in rural areas</p> <p>The rural environment shall be managed so that:</p> <p>h. areas of high natural character, outstanding natural landscapes and features, and heritage values identified in schedules 2, 4, 5, 6 and 7 are protected and</p>

	<p>settlement areas so that the natural character of the landscape and natural features of the island are protected.</p> <p>3.3.4.5 By protecting and, where appropriate, enhancing natural features, such as wetland systems, indigenous vegetation, wildlife habitats and coastal and other ecosystems</p> <p>3.4.3.1 By protecting and, where appropriate, enhancing the natural features, such as wetland systems, indigenous vegetation wildlife habitats and coastal and other ecosystems of the other islands</p>	<p>visually compromise outstanding natural features or the values of significant habitats of indigenous fauna as identified in Schedule 5A, or the natural character of the coastal environment.</p>	<p>discharges of contaminants into rural water courses.</p>	<p>adverse effect on the natural character of the coastal environment, significant natural features, including trees, bush, scrub, wetlands, dune areas, and significant native vegetation and wildlife habitat;</p> <p>(c) activities do not adversely affect water quality through landform modification earthworks, vegetation removal and wetland modification;</p> <p>(d) subdivision and development occur in a manner that retains overland flows at predevelopment levels;</p> <p>(e) the removal, damage, destruction or modification of areas of native bush, scrub, wetlands, riparian vegetation and other significant native trees and vegetation is avoided, remedied and mitigated and these areas are managed, protected and enhanced as part of the design of the subdivision and development.</p> <p>7.4.9 Subdivision, land use and development should be undertaken in a manner which is sympathetic to and supports the needs of native biodiversity and ensures that:</p> <p>(a) habitats and ecosystems remain stable and resilient to stress;</p> <p>(b) species which naturally occur within the habitat or ecosystem, including sensitive species, are able to survive; by avoiding the adverse effects of vegetation removal, earthworks, weed invasion, domestic animals and noise. Where avoidance is not possible, remediation or mitigation measures should be undertaken, including restoration or enhancement of ecosystems, and protection of natural areas.</p> <p>7.4.10 Mitigation of the adverse effects of subdivision, development and land use activities should include the enhancement and restoration of native habitats and ecosystems and should be undertaken when it would provide the following:</p> <p>(a) significant linkages between large (significant) areas of native bush, wetland, scrubland</p>	<p>18.3.2.4. By providing incentives and guidelines for protecting areas of native bush and rehabilitating habitats.</p> <p>18.3.3.1. The scale and intensity of rural development in the Okura catchment shall avoid adverse environmental effects on the ecology of the area, particularly the Okura estuary and marine reserve.</p> <p>18.3.3.2. Existing native vegetation shall be protected and enhanced, and revegetation shall be undertaken within and adjacent to river or stream valleys and on steeper land (>15°), so as to intercept sediment, protect against erosion and provide suitable habitats for terrestrial and aquatic life and enhance biodiversity and significant ecosystems.</p> <p>18.3.3.3. Rural subdivision and development shall be designed, located and undertaken in a way that enhances the landscape through revegetation with native species, does not impede or adversely affect the potential for regeneration of native vegetation, and enhances the extent, range and linkages between areas of native vegetation within riparian margins and coastal edges and prevents stock access to native vegetation, streams, riparian margins and coastal margins.</p> <p>18.3.3.4.3. The rural character of Okura shall be enhanced with appropriate planting of riparian margins, the coastal environment, inland water courses and the protection of remnant/regenerating native vegetation.</p>	<p>not compromise the natural resource values, cultural resource values, rural landscape and amenity</p> <p>2.4.6. By identifying areas of significant ecological value within the Countryside Living Zone.</p> <p>2.4.7. By ensuring the land uses within the Countryside Living Zone do not result in damage to areas of ecological significance.</p> <p>7.4.3. By encouraging the protection and where possible the enhancement of ecological features in the Rural Plains Zone.</p> <p>7.4.5. By retaining vegetation that contributes to the rural character and amenity values of the zone.</p>	<p>freshwater quality and quantity and the quality of coastal waters.</p> <p>Particular regard should be had for the cumulative impacts of settlement in these areas, the comprehensive design and management of settlement, and the relationship of individual sites with the surrounding catchments and natural and physical resources. Where development takes place, riparian management and other appropriate methods should be used which result in the protection and enhancement of the quality and quantity of water in waterbodies on the site.</p> <p>Policy 2.1 Settlement should be of a type and density that avoids or minimises adverse impacts on native vegetation and fauna habitat. In particular, settlement should be:</p> <ul style="list-style-type: none"> located away from areas of significant and outstanding native vegetation and fauna habitat, provided that where circumstances exist on large sites (generally 30 ha or more) which provide the opportunity to meet the objectives of the Plan through a site-specific management approach, and net environmental benefit may be gained from alternative settlement patterns, particular provision may be made 	<p>enhanced;</p> <p>7.3.2 Managing activities in rural areas The rural environment shall be managed so that:</p> <p>k. the features and characteristics of the rural areas within the Hauraki Gulf Marine Park area, which contribute to the natural and cultural heritage, recreational, landscape, and amenity values of the rural environment, are protected and enhanced</p>
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				<p>and dunelands; and (b) significant enhancement of an area which is already significant in terms of bush or natural values; or (c) significant restoration or enhancement of areas which are largely depleted, highly modified or destroyed in terms of native biodiversity within the District; and (d) compensation, mitigation or remediation to off-set the adverse effects of subdivision or development; in circumstances where subdivision can occur without adverse effects on natural features, rural character, special character, or amenity values present in an area.</p> <p>7.4.11 The mitigation of adverse effects of subdivision and landuse should include the retention of existing native vegetation and the rehabilitation planting of degraded land, including: (a) unstable or potentially unstable hill country land; and (b) eroding or potentially eroding riparian margins; where the species used (either exotic or native species) will not create a weed problem or exacerbate natural hazards, such as flooding and over the long term will create a self sustaining ecosystem.</p> <p>7.8.1.2.3 Subdivision and development should be undertaken in a manner which results in: (a) riparian margin protection and enhancement; (b) hydrological neutrality; (c) protection and enhancement of bush, scrub and wetlands; (d) rehabilitation of steep, eroding or unstable land through appropriate exotic or native replanting.</p> <p>7.8.1.2.12 Activities should avoid any adverse effects upon streams, rivers and wetlands and wherever possible new activities or subdivision should lead to the enhancement and revitalisation of these areas by excluding grazing animals through fencing and undertaking replanting of riparian</p>			<p>for these sites to be identified as a Large Property Management Area within the District Plan. Any such process of identification will be undertaken via a Plan Change process.</p> <ul style="list-style-type: none"> • Urban development should not occur in locations where such development will lead to significant adverse impacts on native vegetation and fauna habitat, including the effects of environmentally damaging plants and the reduction of the extent, range and linkages between fauna habitats. <p>Policy 2.2 Settlement within the Foothills Environment, should be designed and located, and be of a density, that recognises their key positions in relation to surrounding natural and physical resources.</p>	
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areas.

7.8.2.2.5 Subdivision and land use activities, such as earthworks, bush and vegetation removal, siting of buildings and landform modification should be undertaken in a manner which protects and enhances:

- (a) The natural functioning of the coastal processes;
- (b) The quality of water in the streams and the coastal environment;
- (c) Bush, scrub, wetlands and other natural features and areas of high natural environmental value and wildlife habitats; including
- (d) Riparian vegetation and riparian margins. and bush and wetlands;

Policy

7.8.2.2.10 Activities should avoid any adverse effects upon streams, rivers and wetlands and wherever possible new activities or subdivision should lead to the enhancement and revitalisation of these areas by excluding grazing animals through fencing and undertaking replanting of riparian areas

7.8.3.1.2 To protect and enhance wherever possible, the high value landscapes, and significant natural areas and features, including streams, rivers, lakes, estuaries, harbours and wetlands within the zone.

7.8.3.2.5 The quality of water and water habitat in the streams in the area in the Waitakere River and in the Te Henga wetland and along the sea coast should not be adversely affected by activities such as earthworks, bush and vegetation removal.

7.8.3.2.6 Features and areas of high natural environment value or high landscape value and wildlife habitats including riparian vegetation should be protected and maintained through controls on earthworks and bush and vegetation removal and limitations on activities and subdivision.

				<p>7.8.3.2.8 Activities should avoid any adverse effects upon streams, rivers and wetlands, and wherever possible new activities or subdivision should lead to the enhancement and revitalisation of these areas by excluding grazing animals through fencing and undertaking replanting of riparian areas.</p> <p>7.8.4.2.1 The quality and quantity of water in the dune lakes should not be adversely affected by earthworks, bush and vegetation removal, siting of buildings, and/or landform modification, pastoral/horticultural or forestry activities and other activities.</p> <p>7.8.4.2.2 Features and areas of high natural environmental value and habitats should be protected and maintained through controls on earthworks and bush and vegetation removal, wetland modification and limitations on activities and subdivision.</p> <p>7.8.4.2.5 Activities should avoid any adverse effects upon streams, rivers and wetlands and wherever possible new activities or subdivision should lead to the enhancement and revitalisation of these areas by excluding grazing animals through fencing and undertaking replanting of riparian areas.</p> <p>7.8.5.2.5 Activities should avoid any adverse effects upon streams, rivers and wetlands and wherever possible new activities or subdivision should lead to the enhancement and revitalisation of these areas by excluding grazing animals through fencing and undertaking replanting of riparian areas.</p> <p>7.8.5.3.2.5 Subdivision and development in the Okura Policy Area shall be sited and undertaken in a manner that retains water courses in their natural state and avoids extensive earthworks, re-contouring of land and vegetation removal.</p> <p>7.8.5.3.2.6 Subdivision and development within the Okura Policy Area shall be designed and managed in a way that ensures the protection and enhancement of</p>			
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				streams and water courses, wetlands and the coast and their margins through the protection of existing native vegetation and the restoration of riparian margins.				
Building Controls	<p>10a.19.3.4 By ensuring that the scale, form, colour and location of new buildings will not have adverse effects on the visual amenity and rural character of the land unit.</p> <p>10a.20.3.4 By ensuring that the scale, form, colour and location of new buildings will not have adverse effects on the natural character and landscape values of the land unit.</p>	<p>17.2.6.1. That buildings and structures be so sited and designed that they do not visually compromise outstanding natural features or the values of significant habitats of indigenous fauna as identified in Schedule 5A, or the natural character of the coastal environment.</p> <p>17.2.6.6. That buildings and structures be so sited and designed that they do not visually compromise items listed in Schedule 8A.</p>		7.8.5.2.4 New buildings and structures within the Zone should be designed, sited and constructed so that they enable the open space, non-urban character of the zone to be retained.	18.4.1.6. By limiting the height and siting of buildings to ensure that they are not obtrusive in the rural landscape	<p>3.4.3. By requiring that buildings are of a scale and design that is integrated with the surrounding rural landscape.</p> <p>3.4.6. By requiring an acceptable minimum standard of design and external appearance of buildings in the rural area.</p> <p>2.4.2. By managing the size and location of buildings and structures within the Countryside Living Zone in a way that avoids, remedies, or mitigates any adverse effects on the amenity values of the zone.</p>		
Conflict		<p>17.2.5.1. Activities in the Rural Zone shall not create effects of noise, odour, dust, and spray that would not normally be expected from a predominantly rural environment.</p> <p>17.2.5.2. Activities in the Rural Zone shall not cause an adverse effect that would result in those activities that are dependent on the productive potential of land and soil resources being prevented or constrained from operating.</p> <p>17.2.5.3. Priority shall be given to avoiding the potential for conflicts between urban areas and intensive farming operations through the use of buffer distances with respect to urban areas. Outside the buffer distances the priority shall be to mitigate any adverse effects.</p> <p>17.2.5.4. The expansion of the main urban centres and selected settlements shall be in those directions where the potential for creating conflicts with established rural activities is minimised.</p> <p>17.2.5.5. That the transfer and relocation of rural titles must demonstrate that the new lots</p>		<p>7.4.5 Rural residential living opportunities should be predominantly located in specific areas, which are able to accommodate such development, without significantly altering rural character, adversely affecting rural amenity values or impeding the establishment and operation of rural production activities by introducing residents with differing expectations of rural amenity values.</p> <p>7.4.6 Subdivision and activities, which require high amenity values, should not be located in areas where lower levels of amenity value are acceptable, and generate adverse effects capable of constraining or preventing the operation of:</p> <p>(a) activities utilising the productive potential of the rural land resource;</p> <p>(b) the productivity of such activities on neighbouring sites.</p> <p>7.8.5.2.3 Activities which have significant adverse effects on rural amenity values because of adverse effects such as noise, dust, traffic volumes, smell, visual effects, effects on health, safety and cultural values should not locate within the Zone.</p>		<p>3.4.2. By maintaining provisions that seek to reduce or prevent reverse sensitivity conflicts between existing industrial, primary sector (A2.1.8) activities and designated sites (A19.1.10) located in the rural environment and new activities that may be inappropriate in that environment including countryside living. (A2.1.8)</p> <p>2.4.8. By ensuring that countryside living subdivision and land use does not compromise the safe and efficient operation of existing industry, designated activities and regional infrastructure.</p> <p>7.4.4. By maintaining provisions that seek to reduce or prevent reverse sensitivity conflicts between existing industry and rural based activities (A20.1.20) located in the Rural Plains Zone and new activities that may be inappropriate in that environment.</p> <p>7.4.6. By ensuring that subdivision and land use does not compromise the safe and efficient operation of existing industry, designated activities and regionally significant infrastructure.</p>		<p>7.3.2 Managing activities in rural areas The rural environment shall be managed so that:</p> <p>c. potential reverse sensitivity issues are minimised;</p>

		will result in a significant reduction in the potential or actual conflict between "rural residential" use of the land and primary productive activities.						
Solis		<p>17.1.1.1. That land and soil resources are maintained in a title structure that safeguards their accessibility, versatility and life-supporting capacity and enables a wide range of activities to establish and operate on a long term sustainable basis.</p> <p>17.1.1.2. Activities should avoid, remedy or mitigate any adverse effects on the accessibility, versatility or life-supporting capacity of rural land and soil resources. Priority shall be given to avoiding any adverse effects on versatile land.</p> <p>17.1.1.3. That subdivision and subsequent development avoids, remedies or mitigates any adverse effects on the present and future accessibility of land and soil resources. Where it is necessary for the better achievement of the purposes of the Act to compromise land and soil resources, the greatest priority shall be given to the protection of the most versatile land.</p> <p>17.1.2.1. That the loss or reduction of the versatility and life-supporting capacity of soils be avoided, remedied or mitigated. Priority for protection is to be given to the soils of versatile land.</p> <p>17.1.2.2. That the consideration of alternative locations or sites be part of the assessment of an application where it can be seen that this would result in the avoidance of significant adverse effects.</p> <p>17.1.3.1. That the excavation or removal from a site of soils from versatile land be prevented except where it is for the purposes of making more effective or sustainable use of remaining soils or there is some</p>	<p>12.4.1 The land and soil resource should remain in a title structure that enables a range of activities to occur and operate in a way which efficiently and effectively utilises the soil and land resources.</p> <p>12.4.2 Buildings, structures and activities in the rural area should not:</p> <p>(a) compromise the future productive potential of the land and soil resources of the City, particularly high quality soils.</p> <p>(b) accentuate erosion.</p>	<p>7.4.12 Subdivision and land use not based upon the productive capability of the soil should avoid locating on the most versatile soils for food production (such as Class II soils) or not prevent their use for that purpose.</p> <p>7.4.13 Subdivision and land use activities should be designed, sited, and operated in a manner which avoids the degradation of the soils physical, chemical or biological properties.</p> <p>7.4.14 Rural activities should be undertaken so that:</p> <p>(a) where potential soil contaminants are used they are used in accordance with the appropriate New Zealand and industry standards, including NZS 8409:2004 Management of Agrichemicals (Standards NZ), the GROWSAFE training programmes (NZ Agrichemical Education Trust) and the Code of Practice for Fertiliser Use (New Zealand Fertiliser Manufacturers' Research Association);</p> <p>(b) the cumulative effect of the build up of chemicals on a site is considered prior to any application of chemicals.</p> <p>7.8.5.2.10 Countryside Living Zones should as far as practical be located in areas that are clear of the areas of best soils and established intensive rural production activities and are already subdivided into small blocks.</p>			<p>Policy 3.2 Activities involving the disturbance of soil or rock and exposure of soils should be carried out in a way that avoids, or where unavoidable, remedies or mitigates any adverse effects on the surrounding topsoil and soil structure.</p> <p>Policy 3.6 The use and development (including settlement patterns and subdivision) of the City's higher quality soils resource shall be sustainable managed to ensure that the soil's intrinsic qualities, including productivity and versatility are maintained as far as practical.</p>	<p>7.3.2 Managing activities in rural areas The rural environment shall be managed so that:</p> <p>b. the life-supporting capacity of the soil is safeguarded;</p>

		characteristic of the soil which necessitates its removal.					
Water		<p>17.2.1.1. Significant adverse effects shall in the first instance be avoided and where this is not possible remedied and or mitigated.</p> <p>17.2.1.2. Alternative locations or sites should be considered where this would result in the avoidance of significant adverse effects.</p> <p>17.2.1.3. Activities shall not adversely effect the quality and availability of surface and ground waters.</p> <p>17.2.1.4. That the District Plan provides a supporting role to Regional Policy Statements and Regional Plans by ensuring, as far as practicable, that the subdivision, use and development of land will not result in the contamination of ground and surface water resources.</p>	<p>12.4.7 Activities should be sited, and structures designed and located in such a way that:</p> <ul style="list-style-type: none"> - retains riparian vegetation and wetlands; and - avoids discharges of contaminants into rural water courses. 	<p>7.8.3.2.4 The natural functioning of waterways and the coastal processes occurring within the Zone area should not be adversely affected by activities such as earthworks, bush and vegetation removal, siting of buildings. And landform modifications in close proximity to the coast, or the Te Henga wetland.</p> <p>7.8.5.3.2.4 Subdivision and development in the Okura Policy Area shall be designed and managed in a way that ensures the scale and intensity of rural development avoids adverse effects on water quality.</p>	<p>18.3.2.1 By ensuring that activities are compatible with the rural landscapes, and do not result in degradation of watercourses.</p> <p>18.3.3.1.1. The scale and intensity of rural development in the Okura catchment shall avoid adverse effects on water quality.</p> <p>18.3.3.1.2. Buildings, structures and activities shall be sited and undertaken in a manner that retains water courses and valley systems in their natural state, avoids extensive earthworks and recontouring of land and protects vegetation cover on steeper slopes (>15°), and riparian margins.</p> <p>18.3.3.1.3. Rural subdivision and development within the Okura catchment shall be designed and managed in a way that ensures the protection and enhancement of streams, wetlands and the coast and their margins through the protection of existing native vegetation and revegetation of bare or degraded areas susceptible to erosion and the restoration of ecological corridors and riparian margins.</p> <p>18.3.3.1.4. Stormwater shall be managed in a manner that enables the absorption of rainfall and surface water onsite and prevents sediment from entering watercourses.</p> <p>18.3.3.1.5. The extent of impervious surfaces associated with rural development shall not result in contaminants from roads and other hard surfaces entering watercourses.</p> <p>18.3.3.1.6. The grouping or clustering of dwellings/buildings may be undertaken in the rural 4(i) zone in areas where the environmental constraints such as slope, presence of native vegetation and landscape sensitivity are low and where significant environmental benefits are to be achieved, particularly in terms of enhancing water quality through the appropriate placement of</p>		<p>Policy 1.1. (A217) Settlement should be of a type and density that avoids, remedies or mitigates adverse impacts on water quality.....</p>

					roads and building sites, revegetation and low impact stormwater management techniques: 18.4.1.5. By controlling the adverse effects of stormwater and other rural runoff on natural watercourses.			
Minerals		<p>17.3.3.1. That low impact activities (prospecting and exploration) be Permitted subject to specific performance standards, but that other mining activities be subject to resource consent processes.</p> <p>Policies:</p> <p>17.2.4.1. That the presence of mineral resources is included as a relevant consideration in making resource management decisions about activities with effects that may render such resources unusable.</p> <p>17.2.4.2. That the Plan prevents the establishment or expansion of urban centres and rural "settlements" on land known to contain mineral resources with a potential to be commercially utilised, unless there are no alternative directions for such expansion.</p> <p>17.2.6.4. That proposed mineral extraction activities are assessed against their impact on rural landscapes.</p>	12.4.10 Locational limitations of mineral resources require protection of the Quarry Zone and lawfully established mineral extraction sites from the encroachment of sensitive activities that could create ongoing conflicts.	<p>7.4.17 Subdivision and land use should occur in a manner that ensures existing mineral extraction sites and identified significant mineral resource sites are protected from subdivision and activities which would unduly limit operations on the mineral extraction site because of effects on health and safety, productivity and amenity values generated by the mineral extraction activities.</p> <p>7.8.1.2.10 The adverse effects of mineral extraction should be mitigated, as far as is practicable, where adverse effects cannot be avoided due to the fixed nature of naturally occurring mineral deposits.</p> <p>7.8.5.2.7 Mineral extraction activities should not occur in the Zone unless the adverse effects are mitigated on the site and the mineral resource is sufficiently rare that practical alternatives within the District do not exist</p>				
Recreation / Conservation					<p>18.3.3.5.1. The scale, location and design of buildings, structures and activities in the visual catchment surrounding Long Bay Regional Park shall preserve the rural backdrop to the park and not detract from the amenity values of the park.</p> <p>18.3.3.5.2. Buildings and structures shall be constructed of materials, or be of a colour, or be screened by vegetation in a manner, that does not dominate or detract from the character and visual amenity of Long Bay Regional Park.</p> <p>18.3.3.5.3. A continuous link between Long Bay and Okura shall be established and maintained along the coast and</p>			

					<p>the Okura estuary in a manner that is compatible with conservation values.</p> <p>18.3.3.5.4. In addition to conservation values, the location and width of public access along the estuary and coast shall be determined by having regard to the potential recreational use of the adjacent estuary and coast.</p> <p>18.3.3.5.5. Walkways, cycleways and bridle paths shall be provided throughout the rural area in a manner that provides recreational opportunities and access to Long Bay Regional Park, the Okura estuary and the coast and is compatible with conservation values and maintains the privacy and security of adjacent properties.</p> <p>18.3.3.5.6. Convenient and safe parking, including where appropriate bus parking, shall be provided in association with public access in a manner that avoids adverse effects on the environment.</p>			
Comments		<p>There was a very sensible flow from the higher level issues down to the objectives and policies in the Franklin District Plan. Each of the policies related to how an objective was going to be achieved which then linked to what the issue identified for the district was.</p>	<p>Manakau has 4 Rural Zones however the same issues, objectives and policies apply to all of these zones.</p>	<p>Rodney had very prescriptive list of policies (many of which related to the natural environment (would perhaps be contained in an overlay or other section that deals with natural environment). The most [prescriptive policies were included as part of the specific zones.</p>	<p>The Okura Rural Zone contained more specific policies and provisions with respect to water and soil. These are included in this table.</p>			

