

<b>18</b>	<b>Rural</b>	<b>18-1</b>
18.1	Introduction.....	18-1
18.2	Rural Issues.....	18-1
18.2.1	Additional Issues for the Okura Catchment .....	18-2
18.3	Rural Objectives and Policies.....	18-2
18.3.1	Protection of Rural Land .....	18-2
18.3.2	Management of Effects .....	18-3
18.3.3	Additional Objectives and Policies for Okura .....	18-4
18.3.3.1	Water Quality - Okura Estuary, and Marine Reserve .....	18-4
18.3.3.2	Ecology - Okura .....	18-6
18.3.3.3	Natural Character and Landscape Values - Okura Estuary and Coast .....	18-7
18.3.3.4	Rural Character - Okura .....	18-8
18.3.3.5	Public Open Space - Okura .....	18-9
18.3.3.6	Provision of Infrastructure - Okura .....	18-11
18.4	Zoning Framework: Objectives and Policies .....	18-12
18.4.1	Rural 1 Zone .....	18-12
18.4.2	Landscape Protection Zones .....	18-13
18.4.3	Okura Rural Zones .....	18-14
18.5	Rules: Rural Activities.....	18-17
18.6	Rules: Rural Controls .....	18-21
18.6.1	Compliance .....	18-21
18.6.2	General Activity Controls .....	18-21
18.6.2.1	Maximum Building Height .....	18-21
18.6.2.2	Yards .....	18-22
18.6.2.3	Child Care Centres for up to 5 children .....	18-22
18.6.2.4	Home Occupations .....	18-22
18.6.2.5	Fencing of Bush .....	18-23
18.6.2.6	Additional Rules - Okura .....	18-23
18.6.2.7	Maximum Impervious Area .....	18-24
18.6.3	Noise .....	18-24
18.6.4	LPG Installation .....	18-24
18.6.5	Earthworks .....	18-24
18.6.6	Signs .....	18-24
18.6.7	Subdivision .....	18-24
18.7	Rules: Assessment Criteria .....	18-25
18.7.1	Assessment Criteria for Controlled and Discretionary Activities .....	18-25
18.7.2	Additional Assessment Criteria for Specific Controlled and Discretionary Activities .....	18-26
18.7.2.1	Factory Farms .....	18-26
18.7.2.2	Packing and Storage Facilities for Agricultural Produce .....	18-26
18.7.2.3	Commercial Breeding and Boarding Kennels for Domestic Pets .....	18-26
18.7.2.4	Private Helipads Helicopter Landing Areas .....	18-27
18.7.2.5	Sale of Produce Grown on Property .....	18-27
18.7.2.6	Transport Infrastructure Facilities .....	18-27
18.7.2.7	Child Care Centres .....	18-27
18.7.2.8	Accessory Buildings .....	18-27

18.7.3	Additional Assessment Criteria For Okura (Rural 4 Zone) .....	18-27
18.7.4	Assessment Criteria for Control Flexibility .....	18-29
18.7.4.1	General Assessment Criteria for Control Flexibility .....	18-29

# 18. Rural

---

## 18.1 Introduction

---

This section of the District Plan deals with those parts of the rural area which are not intended for future urban development and which contribute to a physical and visual buffer identifying the limits of urban expansion of North Shore City.

The rural area comprises some 1090 hectares with three distinct characteristics:

- Bush-clad escarpments of Greenhithe, Paremoremo, and the Albany Hills
- Partially bush-clad slopes of Schnapper Rock Road and Ridge Road
- Productive farmland in the Paremoremo valley.

The bush-clad escarpments are key landscape features which, together with the productive land within Paremoremo, are natural resources of a finite nature scarce in North Shore City. They need to be carefully managed in a manner which reflects the purpose and principles of the Resource Management Act 1991 (RMA), in particular:

⇒ *Section 6(b)*: the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development

The escarpments of Greenhithe and Paremoremo are identified in the *Auckland Regional Policy Statement* as elements within areas of significant natural heritage.

Productive capacity of quality soils are identified as an important issue and the *Auckland Regional Policy Statement* approach is to ensure that quality soils are not compromised through either inappropriate subdivision, use and development or land management practices which lead to soil degradation.

The development of objectives and policies for rural land has been guided by the key goal: Natural Environment

---

## 18.2 Rural Issues

---

The major resource management issues concerning the rural area, and derived from the goals identified above are:

- *How to ensure that the landscapes of the rural area, particularly those of high natural value, are protected while still allowing rural activities to occur*
- *How to best protect areas of bush, trees and other habitats, and their ecological values*
- *How to manage the effects of development activities to avoid, remedy or mitigate adverse effects on the environment*
- *How to ensure that productive land is retained for agricultural use and managed effectively*
- *How to encourage good land management practices through different lifestyle opportunities*
- *How to ensure that the rural area maintains its natural character and amenity and does not become a 'de facto' residential zone.*

The issues lead the Council to ensure that rural activities:

- a) Do not foreclose future options for productive land use.
- b) Do not detract from the significant landscape character of the rural area.

## 18.2.1 Additional Issues for the Okura Catchment

Additional issues specific to the Okura catchment are:

- Rural subdivision and development within the catchment has the potential to adversely affect water quality of the Okura estuary and marine reserve.
- Rural subdivision and development may adversely affect ecological values including intrinsic values of the Okura estuary and the existing areas of native terrestrial vegetation, and habitats. There is however opportunity through further subdivision and development to protect areas of native vegetation and wetland areas and for the maintenance and enhancement of ecological corridors throughout the area.
- Rural subdivision and development within the coastal environment has the potential to adversely affect the natural landscape values of the Okura estuary.
- Rural subdivision and development of the Okura catchment, particularly along the coastline, has the potential to adversely affect archaeological sites.
- The provision of additional reserve land is required to mitigate the effects of rural development on Long Bay Regional Park and to provide public access along the coast (the Crimson walkway).
- The Okura catchment is required (by a decision of the Environment Court) to have a rural or non-urban character in order to mitigate adverse environmental effects.
- The provision of infrastructure to service rural subdivision and development, particularly access/roading to sites has the potential for adverse environmental effects, which need to be avoided or mitigated.
- There is a need for integrated management of the Okura catchment with Rodney District Council and the Auckland Regional Council.

---

## 18.3 Rural Objectives and Policies

---

### 18.3.1 Protection of Rural Land

#### **Objective**

To maintain and enhance the environmental qualities of rural areas, by avoiding, remedying or mitigating the adverse environmental effects of urbanisation.

#### **Policies**

1. By ensuring that future development in rural areas does not degrade the environmental qualities of those areas.
2. By recognising the protection and management of bush-clad escarpments and hills as a valued land use in its own right.
3. By applying zonings which reflect the appropriate land uses given the topography, landscape values and natural resources of those areas.

#### **Methods**

- Policies 1-3 will be implemented by Rules, including zoning.

#### **Explanation and Reasons**

*The escarpments and rugged hills of the Albany area have long been regarded as the logical boundary for urban growth on the North Shore, providing the opportunity for a clear physical and visual demarcation between the urban area which is substantially contained within these prominent landforms and the extensive rural areas beyond.*

*The continuous vegetation cover on the two escarpments not only provides a significant visual greenbelt but also serves an important soil and water conservation function protecting the land from erosion and slippage, and the adjoining estuarine waters of the Hellyers and Lucas Creeks respectively. It is important that the vegetative cover remains*

*continuous and does not become fragmented through subdivision into small land holdings.*

*Where land has been cleared in the past and other activities established, the opportunity is provided for the continuation of these activities and land use, while encouraging bush protection and revegetation of degraded areas.*

*The agricultural use of the good quality soils in the Paremoremo valley is encouraged, and fragmentation of the land into smaller blocks is only allowed to certain limits in order to retain the potential for productive use of the land.*

#### **Expected Environmental Results**

- Development pressures diverted from the city's bush-clad escarpments and steeply-sloping hills, and from the pastoral land of the Paremoremo valley, as measured by a five-yearly assessment of changes in the quantity and quality of native bush
- Retention of bush cover on escarpments, as measured by a five-yearly assessment of changes in the quantity and quality of native bush
- Protection and enhancement of landscape features, as measured by an annual assessment of compliance with approved plans of subdivision, an annual assessment of compliance with resource consent conditions, and a five-yearly survey of changes in the quantity and quality of native bush
- The continued use of the good quality soils in the Paremoremo valley for productive purposes as monitored by five-yearly land-use surveys.

### **18.3.2 Management of Effects**

#### **Objective**

To ensure that the use and development of land does not degrade the natural resources of the rural area.

#### **Policies**

1. By ensuring that activities are compatible with the rural landscapes, and do not result in degradation of watercourses.
2. By applying controls to avoid, remedy or mitigate both native bush removal and any adverse effects of development.
3. By requiring large lots for rural-residential activities.
4. By providing incentives and guidelines for protecting areas of native bush and rehabilitating habitats.
5. By requiring development to be designed so that stormwater run off from impervious surfaces is managed on-site, such that peak flow rates and average run off volumes from the site do not exceed run off rates and volumes generated from development that meets permitted development standards.

#### **Methods**

- Policies 1-3 will be implemented by rules
- Policy 4 will be implemented through incentives and education initiatives.

#### **Explanation and Reasons**

*Central to the management of effects in the city's rural area is the low density 'rural-residential' function of the rural zones which is to be firmly established at the outset as an alternative living environment. To achieve this, it is necessary to protect the existing landscapes through controls that seek to avoid, remedy or mitigate disturbance to existing landforms, bush, trees and streams at each stage in the development process.*

*These measures reflect the Council's awareness of the environmental conditions prevailing in the rural area, in particular, of the steep, bush-clad hillside areas which are especially sensitive to any development that removes the vegetative cover, alters existing landforms, introduces extensive impervious surfaces, and increases the*

*incidence of stream pollution. Such development could adversely affect water quality and habitat values, and cause erosion and increase sedimentation in estuarine areas.*

**Expected Environmental Results**

- Residential development that is compatible with the rural character, as measured by an annual assessment of compliance with approved plans of subdivision, an annual assessment of compliance with resource consent conditions, and five-yearly rural land use survey
- Activities limited to those compatible with the rural area and those which support the local community, as measured by a five-yearly rural land use survey and five-yearly resident surveys.

**18.3.3 Additional Objectives and Policies for Okura**

**18.3.3.1 Water Quality - Okura Estuary, and Marine Reserve**

**Objective**

To manage land use and development in a manner that maintains and enhances the quality of the waters of the Okura estuary and its tributaries and the marine reserve.

**Policies**

1. The scale and intensity of rural development in the Okura catchment shall avoid adverse effects on water quality.
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.
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.
4. Stormwater shall be managed in a manner that enables the absorption of rainfall and surface water onsite and prevents sediment from entering watercourses.
5. The extent of impervious surfaces associated with rural development shall not result in contaminants from roads and other hard surfaces entering watercourses.
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 roads and building sites, revegetation and low impact stormwater management techniques.

**Methods**

- Policies 1, 2, 3, 5 & 6 will be implemented through the Okura Rural zone rules.
- Policy 4 will be implemented by rules, education and advice.

**Explanation and Reasons**

*North Shore City Council manages land use and development and it is these activities that can have adverse effects on the water quality of the Okura estuary and marine reserve. To assist in determining an appropriate zoning for the Okura catchment NIWA was commissioned to predict the risks of ecologically damaging sediment events occurring in the Okura estuary as a consequence of earthworks associated with three development scenarios. These scenarios were:*

- i) *Development permitted under the existing District Plans (Rodney and North Shore City);*
- ii) *2 ha minimum lot size across the entire catchment;*
- iii) *1 ha minimum lot size across the catchment.*

The results indicated that all three scenarios pose some risk of impact on the estuary, with the risk being slight with scenario 1, increasing with scenario 2 and markedly so under scenario 3. The results of further modelling demonstrated that when additional mitigation measures were implemented the risk of adverse effects of 2 ha development decreased significantly to a level below that which would occur if dwellings were constructed on existing underdeveloped land. Subdivision and development with earthworks having an effect greater than scenario 2 therefore has potential adverse effects on water quality. The Environment Court subsequently ruled that a 4 ha minimum lot size should apply to the eastern part of Okura.

The extent of earthworks permitted at subdivision/development will be limited by the requirement to retain stream valleys in their natural state and to protect landscape features and areas of regenerating bush. Vegetation cover on steeper slopes and riparian margins serves an important soil and water conservation function, protecting the land from erosion and slippage. The removal of vegetation could adversely affect water quality by increasing sedimentation in the estuary and result in the loss of habitats.

The subdivision and rural development of land has significant potential for the degradation of water quality and aquatic and riparian ecosystems. The protection of existing native vegetation and revegetation of riparian margins and ecological linkages is necessary in order to avoid, remedy and mitigate potential effects and also to enhance existing water quality. Revegetation helps to reduce erosion and flooding, as well as filtering out sediments and pollutants before they reach streams and the estuary.

The Auckland Regional Council requires sediment control systems to be put in place during the period of any significant earthworks. Whilst such systems assist in reducing the amount of sediment entering watercourses, it is acknowledged that they may only retain approximately 50-70% of sediment generated. A low impact development approach for managing stormwater on large lots will be required as an alternative to traditional stormwater management techniques. Low impact development seeks to protect, incorporate and expand upon the natural features of a site and provide for these features within a stormwater management plan for the development of a site. The approach includes the use of natural features such as existing vegetation, revegetation, wetlands, floodplains, and riparian buffers. Utilising these features may eliminate the need for more traditional stormwater management features such as piped drainage networks or treatment ponds.

Stormwater which has absorbed contaminants from roads and other impervious surfaces threatens water quality. Research undertaken by the Auckland Regional Council indicates that contamination becomes an issue when the extent of impervious surfaces exceeds 15% of the site area. The Okura Catchment Comprehensive Stormwater Catchment Management Plan December 2000 has assumed 1050 sqm of impervious area per 2 ha block or 5.25%. Therefore, rural development in Okura is controlled so that the extent of impervious surfaces does not exceed 5%. The contamination of the Okura Estuary has potential to cause considerable harm to the quality of water and the aquatic ecosystems and flora and fauna that are dependent on that water quality.

Provision is made within the plan for the grouping or clustering of dwellings in the rural 4(i) zone, in areas of low environmental constraint in terms of slope, the absence of native vegetation and low landscape sensitivity. Significant environmental benefits can be achieved from such forms of development in respect of water quality, revegetation and the securing of open space by covenant.

Land stability is a significant constraint in the Okura catchment. This constraint may not be able to be designed for due to increased sediment from the site resulting from earthworks. The instability issues in the Okura catchment are such that they require particular consideration in respect of the location of dwellings, accessory buildings, access roads, driveways and mitigation measures such as riparian planting and the stabilization of slopes by revegetation.

#### **Expected Environmental Results**

- Improved water quality within the Okura estuary and marine reserve through long term protection of existing areas of native vegetation through covenants, fencing, weed and pest control and the revegetation of riparian margins and ecological corridors as measured by annual water quality surveys.

- Reduction of sediments and other contaminants entering the water as measured by annual estuary biological inventories (including shellfish population surveys) and water quality surveys.
- Revegetation of the margins of streams, wetlands and the coast as measured by annual changes in the area of riparian native vegetation.

### **18.3.3.2 Ecology - Okura**

#### **Objective**

To maintain and enhance biodiversity, and significant ecosystems including the native terrestrial vegetation and habitats of the Okura catchment and the biological communities of the Okura estuary, the Long Bay - Okura Marine Reserve and Hauraki Gulf Marine Park.

#### **Policies**

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.
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.
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.

#### **Methods**

- Policies 1, 2 & 3 will be implemented through the Okura Rural zone rules, education and advice.

#### **Explanation and Reasons**

*The results of the NIWA assessment of sediment impacts on the Okura estuary associated with catchment development indicated that deposition of land-derived sediments to a depth of 2 cm or greater would pose a significant threat to the resident biological communities of the Okura estuary. As all scenarios modeled by NIWA indicate that a depth of 2cm would adversely affect the ecology of the estuary, and in some locations a depth of less than 2cm may have significant adverse effects, the avoidance of sediment entering the estuary is of critical importance. The biological communities of the Okura estuary are diverse with polychaete worms and cockles dominating the muddier sediments in the upper estuary and embayments, wedge shell communities dominating the mud-sand sediments, and pipis dominating the wave exposed sandy areas. Experiments have indicated that polychaetes and bivalves (cockles, wedge shells and pipis) are very sensitive to sediment deposition events. Conditions in the Okura estuary generally favour the deposition of sediments with the estuary being small & shallow, currents are weak, particularly on the intertidal flats, a large proportion of it emerges from the water at low tide, and it is relatively sheltered from the winds.*

*The removal of vegetation from riparian margins and coastal edges results in loss of shade, erosion, an increase in the quantity of runoff and a reduced ability to absorb contaminated stormwater runoff from entering streams and coastal waters. For this reason the District Plan rules specifically protect streamside and coastal edge vegetation and require that it be protected by stock proof fencing. The existing native vegetation of the area has ecological value as a habitat for native flora and fauna, and provides ecological corridors for the movement of fauna between the significant natural habitats of the Okura estuary, the DOC reserve to the north and other native vegetation to the south of the catchment. Portions of the remaining terrestrial native vegetation are valuable as remnants of the pre-European vegetation that formerly existed throughout the area and*



as regenerating forest communities, which are important for sustaining the biodiversity of the Okura area in the long term. In addition, riparian vegetation has an important function in maintaining the quality of stormwater runoff entering the estuary through watercourses in the catchment. Building platforms and accessways are required to be located within existing cleared areas and away from areas of native vegetation. Areas identified for protection at the time of subdivision/development are required to be fenced and protected by covenants.

The Okura landscape provides a number of opportunities for enhancement through revegetation. Restoring native vegetation in the small stream valleys would not only create a vegetated framework and more structure to the landscape but it would also assist in soil conservation, land stability and water quality. There are also areas where slopes are unstable and additional plantings on these would help to stabilise the land. Substantial revegetation of the landscape would also enhance the viability of ecosystems and the overall biodiversity of the area. It is important that buildings and hard surfaces are located so as to not prevent further revegetation along riparian margins and coastal edges. A 5 m yard setback from the edge of riparian areas is therefore required.

#### **Expected Environmental Results**

- Increased biodiversity through long term protection of existing areas of native vegetation, through covenants, fencing, weed and pest control and revegetation of riparian margins and ecological corridors as measured by annual biological surveys.
- Increased species abundance and diversity in the Marine Reserve and streams as measured by annual biological surveys.
- Protection of existing native vegetation and revegetation of riparian margins as measured by annual changes in the area of native vegetation and areas where the protection of native vegetation is secured by a legal mechanism.
- Revegetation of the land and development/enhancement of ecological corridors as measured by annual changes in the extent of native vegetation, extent of ecological linkage secured by vesting as reserve or protection by covenant or fenced.

### **18.3.3.3 Natural Character and Landscape Values - Okura Estuary and Coast**

#### **Objective**

To protect, maintain and enhance the natural character of the margins of the Okura estuary and the coastal environment.

#### **Policies**

1. Buildings and structures shall be located away from the sensitive coastal (as defined by the foreshore yard rule) and riparian margins and inland water courses and remnant/regenerating native vegetation. Where a development envelope has been identified, buildings and structures should be located within the envelope.
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.
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.
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.

#### **Methods**

- Policies 1 & 2 will be implemented through the Okura Rural zone rules.

- Policies 3 & 4 will be implemented by rules, education and Council works.

#### **Explanation and Reasons**

*The Okura coastline has an outstanding landscape rating in the proposed Auckland Regional Plan: Coastal and a landscape quality value of 6 in the Auckland Regional Policy Statement (ARPS). Policy 6.4.19 of the ARPS requires that subdivision, use and development be controlled and adverse effects on character, aesthetic value and integrity be avoided in areas with landscape ratings of 6 and 7, particularly when viewed from public places and the Okura estuary.*

*The Okura catchment landscape study identified the riparian margins of the main river system and sandstone cliffs that abut it, the main coastal foreslopes just east of the existing Okura River settlement which directly overlook the main body of the river, the Weiti Escarpment and reserve opposite and the eastern end of the Vaughan's Road ridge which affords a strong backdrop to the main body of the estuary as the features that are central to the conservation of natural character in the vicinity of the Okura estuary. Accordingly, buildings and structures are required to be located away from the sensitive coastal and riparian margins and any modifications to the landform within these areas is to be avoided.*

*Buildings and structures within the Okura catchment require a resource consent, thus enabling adverse effects to be avoided or mitigated as a result of conditions on matters such as location, bulk, scale, materials, colour, landscaping and planting. For example, a single dwelling on an existing subdivided lot and located within a development envelope is a controlled activity; except on lots that abut the estuary in the rural 4(ii) zone where a single storey dwelling within a development envelope is a limited discretionary activity and a two storey dwelling or building within such an envelope is a discretionary activity. Any building outside a development envelope is a discretionary activity in the rural 4(i) and 4(ii) (where the lot does not abut the estuary) zones and non-complying in the rural 4(ii) zone where the lot abuts the estuary.*

*The total amount of land disturbance associated with the development of each rural lot is limited to 1900 sqm. This will limit the potential for sediment to enter the estuary, thus adversely affecting water quality and ecology. In addition, the restrictions on land disturbance will ensure that the natural landscape character of the area is retained.*

*Revegetation, and enhancement of the existing vegetation, along the margins of the Okura estuary, the coast, and riparian areas will be required as a condition of subdivision and development. Revegetation should endeavor to replicate the natural plant species composition that originally occurred in the area, and where possible plant material should be locally sourced.*

#### **Expected Environmental Results**

- Rural development or changes in land use which are sympathetic with the natural character of the coast and riparian margins as measured by an annual assessment of compliance with resource consent conditions.
- Preservation of native coastal vegetation and landforms as measured by annual changes in the area of native vegetation and alterations to landforms.
- Protection of existing native vegetation and revegetation of riparian margins as measured by annual changes in the area of native vegetation and areas where native vegetation is secured by a legal mechanism.
- The protection of the outstanding landscape quality by avoidance of adverse effects on the character, aesthetic value and integrity of the landscape unit as a whole as measured by a landscape assessment.

### **18.3.3.4 Rural Character - Okura**

#### **Objective**

To maintain and enhance the rural character of the Okura area.

#### **Policies**

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

- 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.
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.
  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.

### **Methods**

- Policies 1, 2, & 3 will be implemented through the Okura Rural zone rules, education and advice.

### **Explanation and Reasons**

*Rural character is defined in the Regional Policy Statement as "the dominance in the landscape of natural vegetation or of land resource based primary production regimes, and the absence, or subservience of dwellings or structures". At present, the North Shore City part of the Okura catchment primarily provides for lifestyle options, as no significant primary production occurs and previous subdivision has eroded the economic viability of such activities. In order to maintain the rural character of the Okura area and allow for large areas of open space, extensive areas of vegetation and pasture and a high level of openness, a 2 ha average and 5000 sqm minimum site area applies to the western portion of Okura whilst a 4 ha minimum site area applies to the eastern portion. The 2 ha minimum/average lot size in the western part of Okura will provide opportunities for rural-residential living but at a sufficient low density so as to preserve the rural character of the area, whilst the 4 ha minimum lot size in the eastern part of the catchment reflects the Environment Court ruling that the area does not have the capacity to match the absorption potential of land in the east. The clustering or grouping of dwellings is also provided for in the western part of the catchment thereby enabling low impact stormwater design methods to be applied and allowing the bulk of a site to remain in cohesive pasture and/or native bush.*

*Buildings and structures within the Okura catchment require a resource consent, thus enabling adverse effects on the rural character of the area to be avoided or mitigated as a result of conditions on matters such as location, height, bulk, scale, materials, colour, landscaping and planting.*

*Revegetation will be required as a condition of subdivision and development. Revegetation of the area will not only provide ecological and stormwater/water quality benefits but also assist in enhancing the rural character of Okura by the screening and softening of buildings.*

### **Expected Environmental Results**

- Retention of rural character as measured by an annual land use survey.
- Rural development that is sympathetic with the rural landscape as measured by an annual assessment of resource and building consents.
- Protection of existing native vegetation and revegetation of riparian margins as measured by annual changes in the area of native vegetation and areas where native vegetation is secured by a legal mechanism.

### **18.3.3.5 Public Open Space - Okura**

#### **Objective**

To maintain a rural backdrop to Long Bay Regional Park.

To enhance appropriate public access to and enjoyment of Long Bay Regional Park, the Okura estuary, and the coast whilst ensuring that adverse effects on the environment are avoided.

## **Policies**

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.
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.
3. A continuous link between Long Bay and Okura shall be established and maintained along the coast and the Okura estuary in a manner that is compatible with conservation values.
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.
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.
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.

## **Methods**

- Policies 1 & 2 will be implemented through the Okura Rural zone rules.
- Policy 3 will be implemented through Council works and rules.
- Policy 4 will be implemented through the Okura Rural zone rules.
- Policies 5 & 6 will be implemented through Council works and rules.

## **Explanation and Reasons**

*The Okura Catchment Landscape Study (1999) identified that the great bulk of the existing Long Bay Regional Park lies outside the Okura catchment and has limited physical or visual connection with it. The northern end of the regional park terminates at Piripiri Point, which affords spectacular views to the Okura Estuary, the outer reaches of the Weiti River, the Hauraki Gulf and Whangaparaoa Peninsula. The study identified that a band of land immediately west of Piripiri Point, presently in open pasture, interacts directly with the regional park. A cut-off line just west of the shallow ridge denotes the western limit of the area deemed sensitive in terms of the regional parks rural backdrop. There were no other areas within the catchment which share this relationship with the park and which might be considered sensitive in this context. The addition to the regional park in 2002 in the north-east of the catchment now means that a greater part of the park has interaction with the Okura catchment.*

*Buildings and structures within the Okura catchment are either controlled or discretionary activities thus enabling adverse effects on the visual amenity of the Long Bay Regional Park to be avoided or mitigated as a result of conditions on matters such as location, materials, colour and landscaping.*

*This Plan has designated the coastal margin between Long Bay Regional Park and Okura Village as an esplanade reserve. The Council may need to consider the purchase of this land in the eastern part of the catchment under the Public Works Act as there is limited potential for further subdivision. A preliminary investigation of opportunities for the establishment of a public walkway between Okura and Long Bay Regional Park was undertaken by LA4 in 1997. This study identifies two options for a coastal walk - one runs below the high water mark and the other is a dry land route. The dry land option is preferred and is to be achieved through the acquisition of an esplanade reserve alongside the estuary.*

*The preliminary investigation of opportunities for the establishment of a public walkway between Okura and Long Bay Regional Park by LA4 (1997) notes that the public appeal and use of the dry land option would be enhanced by varying the width of the land*

*accessible to the public, in particular by opening up to public use an area of flat land midway between the Okura Village and Long Bay Regional Park.*

*Enjoyment of the Okura environs would be further enhanced for residents and visitors by the securing of public access (either in the form of reserve contributions on subdivision and development, the negotiation of easements or rights of way) to provide pathways, bridleways and cycleways. There is potential to link Okura with the Long Bay Regional Park and esplanade reserves. The location and design of walkways, bridleways and cycleways will need to be carefully considered in terms of traffic safety, effects on adjoining properties and damage to the environment. The potential impact of horse riding on the marine reserve is significant. Any bridle trail identified should be away from the coastal edge and located in a manner that will not encourage horse riders onto the estuary at low tide.*

*Where public access in the form of walkways, bridleways and cycleways is provided for, consideration will need to be given to appropriately located parking.*

#### **Expected Environmental Results**

- Preservation of the rural character of land within the visual catchment of Long Bay Regional Park as measured by an annual land use survey.
- Buildings and structures within the visual catchment of Long Bay Regional Park that do not detract from the parks' character and visual amenity as measured by an annual assessment of resource consents.
- Enhancement of public access to and along the coast as measured by an annual assessment of esplanade reserve contributions and Council land purchases.
- Varying width of public access along coast in recognition of recreational opportunities.
- Increased opportunities for walking, cycling and horse riding as measured by an annual assessment of the development of walkways, cycleways and bridlepaths.
- Public access developed in a manner that does not adversely affect the amenity of private property as measured by an annual assessment of the environmental effects of walkways, cycleways and bridlepaths.
- Efficient provision of carparking as measured by an annual assessment of the adequacy of the provision of parking on or adjacent to public land (especially Long Bay Regional Park)

#### **18.3.3.6 Provision of Infrastructure - Okura**

##### **Objective**

To maintain rural amenity and natural landscape values of the coastal environment and the quality of the environment by avoiding adverse effects of infrastructure within the Okura catchment.

##### **Policies**

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.
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.

##### **Methods**

- Policy 1 will be implemented through the Okura Rural zone rules.
- Policy 2 will be implemented through Council works, Okura Rural zone rules and design guidelines.

### **Explanation and Reasons**

*Buildings and structures associated with infrastructure services are required to be located away from the sensitive coastal and riparian margins and primary ridgelines, and any modifications to the landform within these areas is to be avoided. This includes the infrastructure associated with roading, water supply, power, wastewater, stormwater and telecommunications. The undergrounding of services such as power will be required in sensitive areas.*

*Part of the existing character of the Okura area is derived from rural standard roading. This is generally characterised by narrow carriageways, the absence of kerb and channels and the absence of urban amenities such as footpaths. It is anticipated that any additional roading or an upgrading of existing roads will be of a similar standard provided this is consistent with traffic safety requirements and the need to avoid adverse environmental effects, particularly from stormwater. An important consideration in roading design will be the need to reduce stormwater/sediment run-off and to ensure that any subsequent run-off is to be treated to the highest standard possible.*

### **Expected Environmental Results**

- Avoidance and/or mitigation of adverse environmental effects associated with the provision of infrastructure as measured by an annual assessment of resource consents.
- Roads and driveways which are sympathetic with the landform and maintain the rural character as measured by an annual assessment of resource consents.

---

## **18.4 Zoning Framework: Objectives and Policies**

---

### **18.4.1 Rural 1 Zone**

#### **Objective**

To enable continuation and enhancement of the open rural character and amenity values of the Paremoremo valley through the application of a Rural 1 zone.

#### **Policies**

1. 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.
2. 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 Permitted activities.
3. By allowing for the establishment of small-scale community facilities which directly serve the needs of the local community.
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.
5. By controlling the adverse effects of stormwater and other rural runoff on natural watercourses.
6. By limiting the height and siting of buildings to ensure that they are not obtrusive in the rural landscape.

#### **Methods**

- Policies 1-6 will be implemented through a Rural 1 zone and rules for that zone.

#### **Explanation and Reasons**

*The Rural 1 zone applies to the extensive area of rural land located in the Paremoremo valley. The land is predominantly in pasture but also contains areas of horticulture and scattered wood-lots. Land of higher quality soils is limited to the southern, flatter part of the zone adjacent to the prison complex. Although most properties are 4 hectares or less*

in area, some larger farms remain. Most of the smaller properties are used as 'rural-residential' blocks and farmed on a part-time basis. A recent survey of the Paremoremo valley revealed that only a proportion of household income is derived from the land, and that land in smaller blocks is likely to be as proportionately productive as land in larger blocks.

Objectives and policies for the zone are centred around maintaining the rural lifestyle of the valley. Management of lifestyle blocks small enough to enable good pastoral land management practices to be adopted on a part-time basis, and yet large enough to achieve a productive use of the land and retain the open rural landscape is considered to be important. Also important is the need to control development activities which have the potential to adversely affect the landscape and, in particular, the coastal areas of the upper Waitemata Harbour.

#### **Expected Environmental Results**

- Lots of sufficient size to retain agricultural function, as measured by five-yearly resident surveys and five-yearly rural land use surveys
- More use of land for rural purposes, as measured by five-yearly resident surveys and five-yearly rural land use surveys
- Retention of native bush areas and natural features, as measured by a five-yearly assessment of changes in quality and quantity of native bush, an annual assessment of compliance with resource consent conditions and an annual assessment of compliance with approved plans of subdivision
- Buildings in scale with the open, rural landscape, as measured by an annual assessment of compliance with resource consent conditions, and an annual assessment of compliance with approved plans of subdivision.

### **18.4.2 Landscape Protection Zones**

#### **Objective**

To provide Rural 2 and 3 zones in order to protect landscapes of high natural value while allowing bush residential lots to be established.

#### **Policies**

1. By limiting the use of land to 'bush-residential' purposes and permitting only a low intensity of development.
2. By requiring building development to establish as a Controlled activity to ensure its careful placement, design and landscaping in a manner that complements the natural values of the landscape.
3. By limiting the removal of native bush, trees and vegetation, and alterations to the natural landform and streams.
4. By providing development incentives for protecting areas of native bush and natural features in the Rural 3 zone.

#### **Methods**

- Policies 1-3 will be implemented through Rural 2 and 3 zones and rules for those zones
- Policy 4 will be implemented through incentives in the Rural 3 zone.

#### **Explanation and Reasons**

The Rural 2 Landscape Protection zone applies to land of high natural value and comprises the Albany Heights area (both sides of State Highway 1), the Greenhithe, Te Wharau and Paremoremo escarpments and land in the Glenvar Road/East Coast Road vicinity. These areas have:

- Visual significance to the city and the local area
- Good quality native bush

- *Good regeneration potential for native species*
- *High wildlife value.*

*The integrity of the native bush and its continued progression towards mature forest is dependent on withstanding fragmentation, encroachment of invasive species, effects of weather, edge effects through clearing for access, buildings and other development activities. A continuation of bush cover is also necessary for it to function as a wildlife corridor, enabling recolonisation of areas as well as providing for the full range of food sources and other needs to maintain viable populations of some wide-ranging animal species.*

*The escarpments themselves provide an important visual amenity as continuous green backdrops to the more urbanised areas of the city.*

*The policies aim to maintain these ecological and amenity values by limiting encroachments into the bush and restricting the dominance of buildings.*

*The Rural 3 zone and its subzone, Rural 3A (to which all the Rural 3 provisions apply except the subdivision controls) are distinguished from the Rural 2 zone in recognition of the variable bush cover and include:*

- *The Ridge Road escarpment, Paremoremo, which, although used extensively for pastoral farming in recent times, now comprises a mixture of pasture, scrub and regenerating native bush. The land is generally steep and broken, provides an attractive landscape as viewed from Paremoremo Road and contributes significantly to the amenities of the area (Rural 3)*
- *A portion of the Schnapper Rock Road escarpment, which is affected by significant slope and stability problems, contains mostly pasture but does include some areas of good native bush (Rural 3)*
- *A small area of Greenhithe, on the southern side of Upper Harbour Drive, and the land in the vicinity of The Avenue, Albany, which have patchy bush cover, less likelihood of slope and stability problems and a low level of visual significance (Rural 3A).*

*These areas have:*

- *Moderate to low regeneration potential without active management*
- *Moderate wildlife values*
- *Some pockets of good quality native bush.*

*The policies aim to provide incentives such as increased development opportunities in clear areas or areas covered predominantly with exotic vegetation, and a wider range of land uses than in the Rural 2 zone, in order to achieve the active management of areas of predominantly native bush. Fencing from stock, clearance of invasive weeds, control of pests and revegetation are effective management practices for enhancing regenerating native bush, and will be conditions of covenanting.*

#### **Expected Environmental Results**

- *Protection of native bush and natural features, as measured by five-yearly bush quality surveys, annual resident surveys, an annual assessment of compliance with resource consent conditions and an annual assessment of compliance with approved plans of subdivision*
- *Lots of sufficient size that retain the high natural value of the landscapes, as measured by annual resident surveys, a five-yearly rural land use survey and an annual assessment of approved subdivisions.*

### **18.4.3 Okura Rural Zones**

#### **Objective**

To maintain and enhance the quality of Okura's natural environment and rural amenity values.



## **Policies**

1. The scale and intensity of rural development in the Okura catchment shall take account of environmental constraints in order to avoid adverse environmental effects.
2. Rural development within Okura shall protect and enhance the natural environment and rural character through significant revegetation of the catchment.
3. A low impact development approach for managing stormwater shall be facilitated, where environmental constraints permit, by enabling the grouping of dwellings and buildings.

## **Methods**

- Policy 1 and 2 will be implemented through the Okura Rural zone rules.
- Policy 3 will be implemented through Okura Rural zone rules and design guidelines.

## **Explanation and Reasons**

*The Rural 4 zone applies to the North Shore City part of the Okura catchment. The scale and intensity of rural development permitted in the Okura catchment lies within the parameters established by the NIWA modelling which indicated that a no further subdivision scenario but with environmental enhancement and mitigation undertaken (Scenario 1E) had the least ecological risk, but high implementation risks as it involves Council funding majority of the mitigation and enhancement measures and the use of non-statutory techniques to implement them. A 2 ha minimum lot size with environmental enhancement and mitigation (Scenario 2E) has higher ecological risks than 1E but lower implementation risks as it involves the subdivider/developer funding mitigation and enhancement measures and the use of statutory methods (conditions on resource consents) to implement them. The Environment Court has ruled that a minimum lot size of 4 ha shall apply to the eastern part of the catchment in the rural 4(ii) zone because of the reduced potential for the area to absorb development without adversely affecting the natural character of the Okura Estuary.*

*The landscape of Okura ranges from coastal headlands and ridges which are largely devoid of significant vegetation, but which offer outstanding views, to a series of deeply incised valleys that contain large pockets of remnant native forest, manuka and exotic shelter belts. In general, the land to the west is steeper and more dissected, existing lot sizes are smaller and there is a higher percentage of bush, regenerating scrubland and exotic vegetation. In the east, the ridge tops are broader with more expansive areas of flat land, existing lots are larger and the landscape is more denuded with very little bush or vegetation cover. Most of the hill slopes within the Okura catchment are classified as rolling (8-15 degrees) but significant areas of strongly rolling through to steep land do occur, particularly in the south-western corner of the catchment and to the north of the estuary both of which are located in Rodney District.*

*The majority of the significant landscape features identified in the North Shore City part of the Okura catchment (North Shore Landscape Assessment - Significant Landscape features Analysis - S. Brown, 2000) comprise regenerating native bush. A large number of significant landscape features are located west of Okura River Road. East of Okura River Road, the significant landscape features comprise regenerating native bush associated with the stream valleys, the coastal edge and a major coastal ridge sequence from close to the end of Vaughan's Road to Piripiri Point.*

*The Okura Catchment Landscape Study (1999) recognised that the natural coastal values and the feeling of interaction between the coastal environment and its rural hinterland are much stronger east of the village. Around the village itself, and the river's upper reaches, there is not the same strength of interaction and the landscape is also more visibly fragmented by existing housing, a much more dissected landform and vegetation.*

*Based on environmental constraints relating to water quality (as determined by the NIWA modelling), topography, extent of regenerating native bush/significant landscape features, landscape sensitivity and stormwater management, the rural zoning for Okura is comprised of two subzones as follows:*

1. Rural 4 (i) - Land Generally West of Okura Village

*This subzone comprises two areas. Firstly, the land west of Okura River Road contains the steepest slopes in the North Shore City part of the Okura catchment and a large proportion of the area has been identified as containing significant landscape features. The area also has the highest landscape sensitivity. The majority of the landscape units identified in the 1995 LA4 study have moderate landscape sensitivity (ratings of 3-4). Landscape units 7, 9, & 10 however have high landscape sensitivity. Units 9 & 10 are both located west of Okura River Road, whilst unit 7 is immediately south of Okura Village. Secondly, the land between Vaughan's Road and the Okura Village area has a mix of moderate slopes, largely in and around the stream valleys and flatter land. Significant landscape features comprise the regenerating bush focused in and around the stream valleys. The area has moderate - low landscape sensitivity.*

*A 2 ha average lot size with a minimum lot size of 5000 sqm is provided for as a limited discretionary activity in this subzone. The minimum lot size will assist in reducing the length of driveways/right-of-ways required to service new lots created by subdivision by enabling the siting of dwellings in close proximity, whilst the average lot size will ensure that the overall rural character is retained.*

## **2. Rural 4(ii) Land Generally East of Okura Village**

*This area generally comprises land with moderate to gentle slopes. Significant landscape features include the coastal margins, foreslopes and primary ridgelines. Very little regenerating native bush is present in the area. The area was identified in the Okura Catchment Landscape Study (1999) as a Rural Residential Zone with a recommended minimum lot size of 2 ha. A 4 ha minimum lot size is provided for as a limited discretionary activity in the subzone.*

*The draft Okura Catchment "Comprehensive Stormwater Catchment Management Plan - December 2000 recommends that a low impact development approach be adopted for Okura. This recommendation is based on the Auckland Regional Council's Guidelines for Large Lot Stormwater Management Design which contains several guidelines for low impact development including:*

- *Clustering of structures at one location on the site;*
- *Leaving areas undisturbed;*
- *Creating natural areas of native bush;*
- *Limiting impervious areas;*
- *Reuse of roof runoff;*
- *Mimicking the natural drainage pattern existing in the predeveloped site;*
- *No direct piping of stormwater discharges to streams.*

*A low impact development approach is facilitated by flexible zone provisions, which enable the grouping of dwellings and buildings in the western part of the catchment.*

### **Expected Environmental Results**

- Improved water quality within the Okura estuary and marine reserve as measured by annual water quality surveys.
- Revegetation of the margins of streams, wetlands and the coast as measured by annual changes in the area of riparian native vegetation.
- A range of rural lot sizes reflecting environmental constraints as measured by a five yearly land use survey.
- The quality of Okura's environment and visual amenity values are maintained and enhanced, as measured by a biannual landscape assessment.

## 18.5 Rules: Rural Activities

### Determination of Activity Status

**Table 18.1** specifies the Permitted, Controlled and Discretionary activities for the rural zones. The status of any activity may change according to rules contained in the General Sections of the Plan.

<b>Table 18.1 Activities</b>						
<p>For the purpose of the Table:</p> <p>P = Permitted Activity            C = Controlled Activity            LD = Limited Discretionary            D = Discretionary Activity            NC = Non Complying            PRO = Prohibited            N/A = Not Applicable</p>						
Activities	Rural Zones					
	1	2	3	4(i)	4(ii) for those properties which do not abut the Okura Estuary	4(ii) for those properties which abut the Okura Estuary*
Accessory buildings not exceeding 100m <sup>2</sup> provided the prime activity on the site is a Permitted or Controlled activity, excluding packing and storage facilities for produce grown on the property	P	C	C	C	C	C
Accessory buildings not otherwise provided for in this Table	D	D	D	D	D	D
Camping grounds, cabins, caravan parks	D	NC	NC	NC	NC	NC
Child Care Centres catering for:						
• Up to 5 children	P	P	P	P	P	P
• 6 to 10 children	C	D	D	D	D	D
• 11 to 20 children	D	NC	NC	NC	NC	NC
Community buildings and facilities, provided that a building for this purpose shall not exceed 100m <sup>2</sup> area, and is erected on a front site	P	NC	NC	D	D	D
Community buildings and facilities not otherwise permitted	D	D	D	D	D	D

<b>Table 18.1 Activities</b>						
<p>For the purpose of the Table:  P = Permitted Activity  C = Controlled Activity  LD = Limited Discretionary  D = Discretionary Activity  NC = Non Complying  PRO = Prohibited  N/A = Not Applicable</p>						
Activities	Rural Zones					
	1	2	3	4(i)	4(ii) for those properties which do not abut the Okura Estuary	4(ii) for those properties which abut the Okura Estuary*
Domestic LPG facilities with a capacity or combined capacity up to 250kg	P	P	P	P	P	P
Commercial breeding and boarding establishments for domestic pets	D	D	D	D	D	D
Factory farming	D	NC	NC	NC	NC	NC
Forestry	P	D	D	D	D	D
Glasshouses	P	NC	NC	D	D	D
Glasshouses not exceeding 100m <sup>2</sup> in area	NC	C	C	P	P	P
Home occupations	P	P	P	P	P	P
Horticulture	P	P	P	P	P	P
Landfills/cleanfills sites				PRO	PRO	PRO
Minor residential unit of not more than 80m <sup>2</sup>	P	C	C	NC	NC	NC
Outdoor recreation based on the natural resources of an area including the erection of accessory buildings	D	D	D	D	D	D
Packing and storage facilities for produce grown on the property, not exceeding 200m <sup>2</sup>	P	NC	NC	D	D	D
Packing and storage facilities for produce grown on the property exceeding 200m <sup>2</sup>	D	NC	NC	NC	NC	NC

<b>Table 18.1 Activities</b>						
<p>For the purpose of the Table:  P = Permitted Activity  C = Controlled Activity  LD = Limited Discretionary  D = Discretionary Activity  NC = Non Complying  PRO = Prohibited  N/A = Not Applicable</p>						
<b>Activities</b>	<b>Rural Zones</b>			<b>4(i)</b>	<b>4(ii) for those properties which do not abut the Okura Estuary</b>	<b>4(ii) for those properties which abut the Okura Estuary*</b>
	<b>1</b>	<b>2</b>	<b>3</b>			
Pastoral Farming	P	P	P	P	P	P
Private helipads and helicopter landing areas for private use provided that such sites shall be located within the areas shown in <a href="#">Appendix 12F</a> and <a href="#">Appendix 12H</a> to this Plan and provided further that this shall not apply to the use of helicopters for emergency, rescue, paramedical, fire fighting, police or similar purposes nor, where the approval of the Civil Aviation Division has been obtained, for the following purposes: aerial construction work; special events such as school galas; public meetings and the like; and news filming	D	D	D	D	D	D
Public reserves or reserves within the meaning of the Reserves Act 1977 and conservation areas within the meaning of the Conservation Act 1987	P	P	P	P	P	P
Residential Units, not exceeding one per site	P	C	C	Refer below	Refer below	Refer below
Residential units, not exceeding one per site, or buildings, located within a building platform identified in accordance with Rule 9.4.7.4(5) or within a development envelope identified in accordance with Appendix 9A	N/A	N/A	N/A	C	C	Refer below

<b>Table 18.1 Activities</b>						
<p>For the purpose of the Table:  P = Permitted Activity  C = Controlled Activity  LD = Limited Discretionary  D = Discretionary Activity  NC = Non Complying  PRO = Prohibited  N/A = Not Applicable</p>						
<b>Activities</b>	<b>Rural Zones</b>					
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4(i)</b>	<b>4(ii) for those properties which do not abut the Okura Estuary</b>	<b>4(ii) for those properties which abut the Okura Estuary*</b>
Single storey residential units, not exceeding one per site, or buildings, located within a building platform identified in accordance with Rule 9.4.7.4(5) or within a development envelope identified in accordance with Appendix 9A on lots abutting the Okura estuary*	N/A	N/A	N/A	N/A	N/A	LD
Two storey residential units, not exceeding one per site, or buildings, located within a building platform identified in accordance with Rule 9.4.7.4(5) or within a development envelope identified in accordance with Appendix 9A on lots abutting the Okura estuary*	N/A	N/A	N/A	N/A	N/A	D
Residential units, not exceeding one per site, or buildings where no building platform or development envelope has been identified	N/A	N/A	N/A	LD	LD	NC
Residential units, not exceeding one per site, or buildings located wholly or partly outside an identified building platform or development envelope identified in Appendix 9A or in accordance with Rule 9.4.7.4 (5)	N/A	N/A	N/A	D	D	NC
Sale of produce grown on the property, where the selling point is not located on a State Highway or other primary road identified on Appendix 1 to the District Plan Maps	P	D	D	D	P	P
Sale of produce grown on the property, where the selling point is located on a State Highway or other primary road identified on Appendix 1 to the District Plan Maps	D	D	D	D	D	D

<b>Table 18.1 Activities</b>						
For the purpose of the Table: P = Permitted Activity C = Controlled Activity LD = Limited Discretionary D = Discretionary Activity NC = Non Complying PRO = Prohibited N/A = Not Applicable						
Activities	Rural Zones					
	1	2	3	4(i)	4(ii) for those properties which do not abut the Okura Estuary	4(ii) for those properties which abut the Okura Estuary*
Subdivisions to minimum standards	D	D	D	LD	LD	LD
Transport infrastructure items and facilities such as bus stops and shelters, bus parking and park and ride facilities.	D	D	D	D	D	D

*Note:* The following lots shall be deemed to abut the Okura estuary in the Rural 4(ii) zone: Lots 11-12, 14-21 and 23 DP66117.

## 18.6 Rules: Rural Controls

### 18.6.1 Compliance

All permitted and controlled activities in the rural zones shall comply with the controls in this rule and Rule 18.6.2. Compliance will also be required with any relevant controls specified in the General Sections of the Plan.

An element of control flexibility is provided in respect of some of the controls, as a Limited Discretionary activity.

### 18.6.2 General Activity Controls

#### 18.6.2.1 Maximum Building Height

Rural 1, 2 & 3 - 8 metres

Rural 4(i) and 4(ii) - 8 metres, except on lots in rural 4(ii) abutting the Okura Estuary (refer to Table 18.1) where the maximum building height shall be 5 metres.

#### **Control Flexibility**

Rural 1, 2 & 3 - up to a maximum of 10 metres by means of a Limited Discretionary activity application.

Rural 4 (i) & (ii) - up to a maximum of 10 metres by means of a Discretionary activity application, except on lots in the rural 4(ii) zone abutting the Okura Estuary (refer to Table 18.1) - up to a maximum of 8 metres by means of a Discretionary activity application.

(Note: Refer to Rules 9.4.7.4.5 and 18.6.2.6.6 - Building Platform and Appendix 9A - Development Envelopes for requirements relating to building platforms and development envelopes)

#### **Explanation and Reasons**

The 8 metre requirement has been chosen to ensure that new buildings do not dominate the general character of the rural landscape. For lots abutting the Okura Estuary in the rural 4(ii) zone, only a single storey dwelling or building is permitted in order to avoid adverse visual effects on the estuary and landscape in general. Additional building height up to 8 metres will be assessed as a discretionary activity. Buildings of up to 10 metres in the rural 1, 2 3 & 4 (i) and 4(ii) zones may be permitted in certain circumstances where they will not be intrusive in the rural landscape and in the case of Okura, will not adversely affect the Okura Estuary.

#### **18.6.2.2 Yards**

Front Yard: 10 metres

##### **Control Flexibility**

Down to 1.5 metres by means of a Limited Discretionary activity application.

Side and Rear Yards: 5 metres.

##### **Control Flexibility**

Down to a minimum of 1.5 metres by means of a Limited Discretionary activity application.

Foreshore Yard: Refer to [Rule 16.6.1.5A](#)

#### **Explanation and Reasons**

The reasons for the dimensions of yards are as follows:

**Front yard:** To ensure that there is a reasonable separation distance between buildings and the roadway to help preserve the rural character. Buildings placed too close to the roadway are likely to visually dominate the landscape.

**Side and rear yards:** To ensure that there is adequate separation between buildings on adjoining sites. If buildings are allowed to be placed on boundaries the use of adjoining sites is likely to be compromised. These yards are also intended to prevent buildings visually dominating or causing loss of daylight, sunlight and privacy for residents on adjoining properties.

**Foreshore yards:** To ensure that the natural character of the coastal environment is preserved. (Refer to [Section 8: Natural Environment](#)).

#### **18.6.2.3 Child Care Centres for up to 5 children**

- a) The activity shall not have direct access to a primary arterial road identified on Appendix 1 to the District Plan Maps.
- b) The centre shall provide an outdoor play area for children which is appropriately screened by landscaping or screening from adjoining sites.
- c) The centre shall provide safe, convenient and easily accessible on-site parking and manoeuvring spaces for the delivery and collection of children in accordance with the controls of [Section 12](#).

#### **18.6.2.4 Home Occupations**

- a) Every home occupation shall be incidental to the use of the residential unit on the site, and occupy not more than 25% of the gross floor area of the residential unit.
- b) The total number of persons employed in any residential unit in a home occupation shall not exceed three.
- c) Not more than two persons outside the family in the residential unit on the site shall be employed in home occupation purposes.
- d) In addition to those persons engaged in the home occupation, the activity shall not



attract more than four persons in any one hour.

- e) Non-resident employees and visitors to the site, associated with the home occupation, shall be limited to the hours 8.00am to 6.00pm Monday to Friday inclusive, and 9.00am to 1.00pm Saturday. In general, all other activities which form part of the home occupation shall not be permitted between 10.00pm and 8.00am.
- f) The activity shall be carried out wholly within the residential unit or within an **Accessory Building** erected or modified for that purpose, provided that in relation to an **Accessory Building**, the maximum area that may be used for this purpose is the equivalent of 25% of the gross floor area of the main residential unit.
- g) There shall be no exterior storage, display or other indication of the home occupation or variation from the rural character of the site or neighbourhood, other than a sign allowed under the Plan.
- h) There shall be not more than 16 private vehicle trips associated with the home occupation per day.
- i) There shall be not more than two inwards and two outwards vehicle trips a day for the purpose of transporting products which are either used, or produced by home occupations on the site.
- j) Only one non-domestic vehicle used in conjunction with the home occupation shall be stored on the site.
- k) All car parking requirements are complied with, including the provision of one parking space for any non-residential employee.
- l) There shall be no retail sales from the site.

#### **Explanation and Reasons**

*The provisions relating to home occupations are intended to provide an opportunity for people to operate a small business from their home, while ensuring that they do not detract from the amenities of the surrounding rural area, or generate any effect which would distinguish the site from the generality of the rural area.*

#### **18.6.2.5 Fencing of Bush**

Where pastoral farming is established on a property, margins of areas of native vegetation and trees shall be fenced.

#### **Explanation and Reasons**

*The purpose of this control is to prevent animals from encroaching into bush areas, causing damage. It is emphasised that this control would not apply to current pastoral farming operations but would only come into force when there is a change in the use of land to pastoral activity.*

#### **18.6.2.6 Additional Rules - Okura**

##### **18.6.2.6.1 Riparian Management**

**Rule 18.6.2.6.1** shall apply only to the following permitted and controlled activities:

Accessory buildings exceeding 100 m<sup>2</sup> in area and residential units.

A minimum 10 m strip shall be fenced off from the banks of all perennial streams, unless the Council approves an alternative fencing layout, which effectively excludes all livestock from such areas. The fence shall be stock proof and no grazing of this area is to be permitted. (Note: a perennial stream is any natural water body which appears on the NZMS260 1:50 000 map; and/or has continuous flow; or exists as stable pools during late summer; or has any of the following aquatic fauna: native fish, crayfish, aquatic snails or shrimp, mayflies, stoneflies or caddisflies). This margin shall also include any wetland areas in the catchment).

##### **18.6.2.6.2 Earthworks**

The total amount of land disturbance associated with the development of each lot (site) shall not exceed 1900 sqm.

There shall be no earthworks undertaken outside the period of 1 October - 30 April.

All stormwater management measures shall be functioning prior to site works being undertaken.

Areas of bare earth shall be re-grassed or otherwise stabilized no later than 30 April in any year.

#### **18.6.2.6.3 Impervious Surfaces**

The extent of impervious surfaces shall not be in excess of 5% of the site area or 1900 sqm, whichever is the greater.

##### ***Control Flexibility***

The extent of impervious surfaces on lots exceeding 2 ha in area may be increased up to a maximum of 10% by means of a Limited Discretionary Activity provided that a range of acceptable solutions for on-site stormwater management are implemented in accordance with Rule 8.4.8.

#### **18.6.2.6.4 Stormwater Management**

Rule 9.4.7.4 (8) shall apply.

#### **18.6.2.6.5 Deleted**

#### **18.6.2.6.6 Building Platform**

Where a building platform or development envelope has been identified on an approved plan of subdivision or on Appendix 9A, all buildings shall be located within that platform or envelope.

#### **18.6.2.6.7 Landscaping**

A landscape plan shall be prepared and approved and landscaping undertaken in accordance with the approved plan in a manner that will mitigate adverse effects of buildings and structures as viewed from the Okura Estuary, Okura River Road and Vaughan's Road.

#### **18.6.2.7 Maximum Impervious Area**

The extent of impervious area shall not be in excess of 10% of the site area in all other Rural zones excluding Okura (Rural 4).

### **18.6.3 Noise**

Refer to [Section 10](#).

### **18.6.4 LPG Installation**

Refer to [Section 10](#).

### **18.6.5 Earthworks**

Refer to [Section 9](#).

### **18.6.6 Signs**

Refer to [Section 13](#).

### **18.6.7 Subdivision**

Refer to [Section 9](#).

---

## 18.7 Rules: Assessment Criteria

---

### 18.7.1 Assessment Criteria for Controlled and Discretionary Activities

#### Controlled Activities

All Controlled activities must comply with all relevant controls of the Plan. In addition, the Council may impose conditions in respect of any of the matters specified in Section 108 of the RMA and any of the matters referred to in the assessment criteria set out below.

#### Discretionary Activities

Without restricting the exercise of its discretion to grant or refuse consent or impose conditions, the Council will have regard to the assessment criteria set out below when considering an application under Sections 104 and 104B of the RMA.

#### a) Road Access

Access to any site must be designed to ensure that:

- i) Convenient and safe road access is provided.
- ii) Entrance strips are located so as to minimise disturbance to adjoining properties.
- iii) Any adverse effects on native vegetation must be avoided, remedied or mitigated.
- iv) Appropriate grades of access are provided.

#### b) Parking

- i) Every activity should in particular comply with the Plan's parking and access controls in [Rule 12.4.2](#), unless it can be demonstrated that in relation to a specific proposal, an alternative standard is appropriate.
- ii) Groups of two or more car parking spaces should be located and designed so as to avoid, remedy or mitigate the adverse effects on adjacent properties and enhance the appearance of the area by the provision of adequate separation distances, landscaping and fencing.

#### c) Design and Visual Impact

Buildings in rural areas must be designed so as to ensure that:

- i) Account is taken of the proposed finishing materials and colours of the buildings and the extent to which they blend into the surrounding environment. Very bright vibrant colours should be avoided.
- ii) They have minimal adverse effects, particularly as viewed from public places, including roads and reserves, and from adjoining sites. Siting on major ridges will generally not be permitted.
- iii) Both the building platform and form of development selected should have a minimal adverse effect on the visual and natural environment.

#### d) Protection of Native Vegetation

- i) In assessing development proposals, account shall be taken of the effect on native vegetation and significant trees (native and exotic). The Council expects the minimum disturbance to vegetation. Existing clear land should be made use of, vehicle access should be shared as far as practicable and buildings should be screened by existing vegetation or by revegetation following disturbance (refer [Section 8.4.6](#)).
- ii) Specifically, within the Rural 2 and 3 zones, any removal of native vegetation will generally not be allowed and development will be restricted to areas clear of vegetation as at 21 September 1990. Within the rural zones, any activity

must avoid any native bush degradation due to grazing or other farming activity (refer [Section 8.4.6](#)).

**e) Earthworks**

Earthworks, excavations, the depositing of spoil and other materials and building of retaining walls will be assessed to ensure that they:

- i) Do not result in any detracting from the amenity values of rural areas.
- ii) Are limited to those necessary for the formation of building sites, access or the installation of engineering services to the land.
- iii) Comply with the Rules in [Section 9: Land Development](#).

**f) Disposal of Contaminants**

All proposals involving the release of contaminants into the environment shall comply with the standards and terms of [Section 10: Pollution, Hazardous Substances and Waste Management](#).

**g) Stormwater Management**

The extent to which development of new impervious areas within the Rural zone achieves a level of stormwater runoff equivalent to 10% of the site area being covered in impervious surfaces or pre application levels.

Assessment of stormwater management shall refer to Rule 8.4.8.8 Assessment Criteria for on-site stormwater management.

## **18.7.2 Additional Assessment Criteria for Specific Controlled and Discretionary Activities**

In addition to the Assessment Criteria of [Section 18.7.1](#), the applicant will be required to satisfy the Council that the following criteria can be met, where they are relevant:

### **18.7.2.1 Factory Farms**

- a) All factory farm buildings except intensive pig farms should be located at least 100 metres from any existing residential unit on land held in a separate title, and 45 metres from any residential unit on the same title.
- b) For intensive pig farming, the applicant and the Council shall use as a guideline, but not be restricted to, the Code of Practice-Pig Farming (NZ Pork Industry Board) 2nd Edition August 1993 (which generally provide for a minimum separation distance of 300 metres).
- c) All factory farm buildings are located at least 45 metres from any front boundary and 15 metres from any other boundary.
- d) The activity does not detract from the amenities of the immediate neighbourhood and shall comply with [Section 10](#).
- e) All animal food is stored in such a manner that it does not attract flies or rodents or cause a health nuisance.

### **18.7.2.2 Packing and Storage Facilities for Agricultural Produce**

- a) Any buildings for this purpose should not exceed 40m<sup>2</sup>.
- b) Only goods which are grown or produced in the immediate vicinity can be packed or processed on site.
- c) All buildings and outdoor areas used for manufacturing, processing and storage of materials should be located at least 20 metres from all boundaries.

### **18.7.2.3 Commercial Breeding and Boarding Kennels for Domestic Pets**

Buildings associated with the activity should be located at least 15 metres from all boundaries.

#### **18.7.2.4 Private Helipads Helicopter Landing Areas**

Refer to [Section 12.5.4.1](#).

#### **18.7.2.5 Sale of Produce Grown on Property**

Any building for this purpose shall not exceed 25m<sup>2</sup>.

#### **18.7.2.6 Transport Infrastructure Facilities**

- Any building or structure for this purpose should not exceed 25m<sup>2</sup>
- The number of spaces for bus parking is not to exceed ten and the number of spaces for vehicle parking for park and ride activities is not to exceed fifty.

#### **18.7.2.7 Child Care Centres**

Activities shall comply with the criteria of [Rule 18.6.2.3](#).

#### **18.7.2.8 Accessory Buildings**

In assessing accessory buildings, account shall be taken to the extent to which any adverse effects of the prime activity are extended; this is particularly in regard to the intensity and scale of the prime activity. Any additional effects should be compatible with the character and amenities of the surrounding area having regard to the objectives and policies of the zone.

### **18.7.3 Additional Assessment Criteria For Okura (Rural 4 Zone)**

#### **Impervious Surfaces**

An increase in impervious surfaces should not result in:

- a) siltation, sedimentation or a reduction in water quality in natural water courses.
- b) a reduction in water quality in the marine reserve/coastal marine area.
- c) an increase in stream channel erosion potential.

#### **Water Quality**

- a) Runoff or stormwater resulting from the development or activity should not result in siltation, sedimentation or a reduction in water quality in natural water courses.
- b) Any runoff or stormwater resulting from the development or activity should not result in a reduction in water quality in the marine reserve/coastal marine area.
- c) Runoff should not increase stream channel erosion potential.

#### **Vegetation**

- a) The area of vegetation to be removed should not result in the loss of habitats, biodiversity and the potential for ecological linkages;
- b) Any adverse visual impacts on the landscape should not occur as a result of the removal of vegetation;
- c) The removal of vegetation should not detract from the heritage and amenity values of the area concerned;
- d) Whether the removal of vegetation is necessary to enable public access, including walking, cycling or horse riding, to the area or to enhance its use and enjoyment by the public;
- e) Vegetation removal should not increase the potential for erosion and instability and/or for sediment to enter watercourses;
- f) The adequacy of any replanting proposed to compensate for the removal of vegetation.

#### **Earthworks**

- a) Earthworks should not result in the loss of habitats, biodiversity and the potential for

ecological linkages;

- b) Adverse visual impacts on the landscape should not occur as a result of earthworks;
- c) Earthworks should not detract from the heritage and amenity values of the area concerned;
- d) Earthworks should not adversely affect any site of historical, cultural or spiritual significance to iwi;
- e) Whether earthworks are necessary to enable public access, including walking, cycling or horse riding, to the area or the enhance its use and enjoyment by the public;
- f) Earthworks should not increase the potential for erosion, instability, flooding and/or for sediment to enter watercourses to occur;
- g) Earthworks should not affect or contribute to the degradation of water quality of natural watercourses and the marine reserve;
- h) The adequacy of any mitigation measures proposed;
- i) Whether alternative engineering and building solutions and new technologies minimize earthworks during the development phase.

#### **Buildings and Structures**

- a) The location, bulk, height, scale and form of buildings and structures should not detract from the integrity of the landform or natural feature or impact on the skyline as viewed from public places;
- b) The natural character of the coastal environment and rural landscape qualities of the area should not be adversely affected;
- c) The colours and building materials should relate to and blend in with the natural colours of the landscape. Earthy colours of between 0% and 37% reflectivity are preferred;
- d) The bulk, height, scale, form and location of buildings and structures should not detract visually from the Okura Estuary and Long Bay Regional Park;
- e) Adverse effects should be avoided, remedied or mitigated through the siting, design and landscaping of the buildings or structures;
- f) Whether alternative engineering and building solutions and new technologies minimize earthworks during the development phase.

#### **Two Storey Dwellings or Buildings on Lots Abutting the Okura Estuary (Between 5 and a maximum of 8 metres) and Dwellings/Buildings Between 8 metres and a maximum of 10 metres in Rural 4(i) and (ii) Zones.**

The additional height:

- a) should not be visually obtrusive in the landscape;
- b) should retain a dominant land backdrop, and/or be mitigated by a vegetated backdrop, especially when viewed from the Okura Estuary and public reserves;
- c) should respond to the existing character of the land form and landscape context;
- d) should incorporate measures into the design, colour and screening/landscaping to reduce the visual impact of the additional height.

#### **Rural Cluster Development - Residential Units Exceeding One Per Site and in Accordance With Rule 9.4.7.5**

The criteria relating to buildings and structures shall apply. In addition, the following shall also apply:

- a) The clustering of dwellings and buildings should not have adverse effects on amenity values or detract from the rural landscape and natural character of the coastal environment;

- b) The siting of buildings, landform, existing vegetation & proposed landscaping should separate the clusters of dwellings so that the rural character of the area is maintained;
- c) The siting of buildings should reduce the area of earthworks, avoid steeper land (>15°) and land susceptible to erosion, avoid significant landscape features, coastal margins, foreslopes (as defined by the foreshore yard rule) and primary ridgelines and natural watercourses and make efficient use of existing roads, driveways/ access roads;
- d) Esplanade reserves, public accessways and walkways should be provided for;
- e) The proposal should not create demands for the public upgrading of infrastructure;
- f) The development should make provision for infrastructure to serve the needs of the site, including onsite wastewater treatment and disposal, water supply, stormwater treatment and disposal;
- g) The capacity of the roads providing access to the development should be adequate to service the development;
- h) The development should not give rise individually or cumulatively, to pressure for urban expansion and the fragmentation of rural and natural character and amenity values;
- i) Whether alternative engineering and building solutions and new technologies minimize earthworks during the development phase.

## **18.7.4 Assessment Criteria for Control Flexibility**

### **18.7.4.1 General Assessment Criteria for Control Flexibility**

Where any Permitted or Controlled activity fails to comply with any control specified in [Section](#) , the Council may consent to the activity as a Limited Discretionary activity, where it is satisfied that all the following criteria are met:

- a) The rule provides for control flexibility, and the activity falls within the limits specified under the heading Control Flexibility, or where no limits are specified, the effects will be minor, having regard to the stated explanation of the control; and
- b) Any adverse effects can be avoided, remedied or mitigated through the imposition of conditions; and

Either

The proposal meets the intent of the control as contained in its associated explanation

Or

It is unreasonable or impractical to enforce the control and one or more of the site characteristics specified in [Section 3.10.6](#) shall apply.

