

# REVIEW OF CITY OF LOWER HUTT DISTRICT PLAN



## RURAL ZONES – GENERAL RURAL ZONE, RURAL PRODUCTION ZONE, RURAL LIFESTYLE ZONE, SETTLEMENT ZONE

28/09/2020

### 1. INTRODUCTION AND CONTEXT

The purpose of this report is to review the provisions relevant to Rural Zones in the City of Lower Hutt District Plan. In particular, it includes a review of the existing approach and the effectiveness and efficiency of the Operative District Plan provisions in light of the current statutory context and to identify any issues, gaps and opportunities with the provisions.

This review also seeks how well the policies and methods (including rules) are achieving the plan's objectives. The review also identifies whether the outcomes in the plan have been achieved, how usable the plan is, and the costs incurred by users and Council.

The outcome of this review is to present options to assist in determining what approach should be carried forward into a Proposed District Plan, and/or what issues will need to be addressed in the District Plan Review for the protection and use of rural areas.

Some sections of this report may be subdivided, as appropriate, to cover the four rural zones identified in the National Planning Standards (NPStds):

- General Rural Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Settlement Zone

The issues and options discussed in this report will also cross-over with those discussed in other reports that will be prepared as part of the District Plan review, particularly the reports that review:

- Matters related to the Chapter on Natural Environmental Values
- Matters related to the Chapter on Hazards and Risks
- Subdivision
- Energy Infrastructure and Transport
- General district wide matters in particular with respect to the coastal environment and earthworks
- Open Space Zones

#### 1.1 Context

Hutt City is a district which covers an area of approximately 37,000ha of which approximately 25,500 hectares of the district are outside of the urban area with a rural activity area (This does not include land within Belmont and Eastern Harbour Regional Parks).

Much of the rural area is characterised by steep hillsides and exposed ridges, damp valleys and sea cliffs. There is limited flat land within the rural area and due to the topography the soils are generally of a poor quality. This limits the productive use that can be made of the land and productive land use in Lower Hutt District is generally limited to lifestyle farming, forestry, quarrying and some grazing.

Information from Statistic New Zealand provides the number and type of farms in the district (circa 2017).

*Table 1.1.1 Agricultural production statistic for Lower Hutt – by size*

Farm size (hectares)															
Und er 5	5– 9	10– 19	20 – 39	40 – 59	60– 79	80– 99	100– 199	200 – 399	400 – 599	600 – 799	800 – 999	1,000– 1,999	2,000– 3,999	4,000 and over	Total
12	3	3	3	3	3	3	3	3	0	3	0	3	3	0	30

*Table 1.1.2 Agricultural production statistic for Lower Hutt – by type (please note that the reason the farm types do not add up to 30 is that a number of the farm have several uses and stats NZ round)*

Farm Type ANZSIC06)											
Nursery under cover	Nursery outdoor	Mush room	vegetable	grape	Olive	Sheep specialised	Beef cattle (specialised)	Sheep-beef cattle	Forestry	Other	Total
3	3	3	3	3	3	3	3	3	9	3	30

The rural area also plays an important role in the visual amenity of the district and the open space character of the wider area, particularly on the eastern and western hills on the sides of Hutt Valley. Rural amenity is made up of a range of components that include physical features, land use patterns, planting patterns, built features (including roads formations and structures), views and vistas, subdivision patterns, materials/colours, and accessibility. The rural area also provides recreational opportunities close to the urban edge and wildlife habitat opportunities in particular in the regional and forest parks and other protected areas.

There are a number of distinctive rural locations across the district, which incorporates a range of uses including productive farming, lifestyle, forestry, conservation, water catchment protection, mining and extraction, and the network utilities (electricity substation and associated lines).

The operative District Plan applies two Rural Areas; the Rural Residential Activity Area and the General Rural Activity Area as shown in the map at Appendix 1.

### **Rural Residential Activity Area**

Residential rural development (also called rural lifestyle development or living) is a well-established land use in the district and generally occurs in close proximity to the urban area. The character differs though as they have a low intensity of development with plot sizes being much larger than within residential areas but significantly smaller than those in the rural (generally between 2 and 10 hectares). The area contains a diverse mix of activities from purely residential, hobby farms, forestry plantations and small rural businesses including catteries and boarding kennels that need either a rural location and/or more space. The Rural Residential Activity Area covers some 1,200 hectares.

Some areas within this activity area were previously zoned for residential development but for a range of reasons (e.g. a lack of demand, infrastructure constraints, issues of topography and viability) this zoning was changed when the operative District Plan was prepared.

There are currently a number of small areas (Appendix 1) that are included in this activity area being:

- Locations on the western hills of the Hutt Valley between Normandale and Belmont and Liverton Road which have easy access to the urban area;
- Upper Fitzherbert Road, Wainuiomata which is characterised by larger plots with sizes of between 4-38 hectares of a flatter nature;
- Moores Valley, Wainuiomata which has a steep valley nature;

- Coastal Road just beyond the urban area of Wainuiomata.

### **General Rural Activity Area**

The General Rural Activity Area covers some 24,000 hectares of land being approximately 65% of the district (Appendix 1). This area is distinguished by its open nature, large allotment sizes, low intensity of development and the main land uses being primary production (agriculture and horticulture), forestry, conservation and recreation, as well as some extraction activities (quarrying of rock and aggregate).

In this district the rural area abuts large parts of the coast, much of which is isolated and comparatively undeveloped, this is reflected in the geological and landscape features of the area along with the types and form of indigenous flora and fauna. The interaction between the land and the sea creates its own microclimate and presents unique land management issues.

Large areas of rural land in the district is characterised by steep topography and low soil cover. Protection of the slopes and retention of soil and its productive capacity are important issues in rural areas.

This area also incorporates large tracts of protected land including the Belmont Regional Park, East Harbour Regional Park, Remutaka Forest Park and the Wainuiomata water catchment area. These areas along with private enterprises provide important opportunities for recreation to residents and visitors alike.

## **1.2 Character of the Rural Area - PICTURES**

Within these two zones there are areas with their own distinctive character and form including:

- The western hills of the Hutt Valley, which are characterised by the steep escarpment bordering the Hutt River and gentler hill country leading back into the Belmont Regional Park. This area is a mix of regenerating bush and includes a small number of farms and associated buildings.
- The land surrounding the urban area of Wainuiomata, which has a gentler topography than most rural areas in the district. These sites are generally located to the north of Wainuiomata and are predominately on the basin floor so are flat with limited drainage. Some extend into the surrounding hills.
- Properties accessed from Moores Valley Road, which is a narrow valley of the Wainuiomata Stream to the northeast of Wainuiomata. The valley floor is predominately pasture and rural houses and associated farm buildings with hillside covered forestry and regenerating forest. As there is a high predominance of lifestyle blocks the built environment is more prevalent and buildings are common but undispersed with fields and trees.
- Land in the Orongorongo and Wainuiomata Valleys is dominated by the two rivers and tributary streams and their floodplains. From flat river terraces land rises to dominant and often steep hill areas with occasional plateaus. Within the Orongorongo gorge the vegetation cover is predominately indigenous and within a forest park. There are some isolated farms near the river mouth on the coast. Much of the lower Wainuiomata valley has been cleared for farming larger farmhouses sit low on the hillsides above the river. The landscape has a modified rural farming character.
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- The land south and east of Eastbourne is strongly influenced by the coastal environment. Throughout the coastal environment topographical features such as the beaches, sea cliffs, sloping marine terraces, higher eroded terraces and the hills retain much of their natural character. The adopted plan divided the coastal rural zone into 5 character areas:
  - i. South of Camp Bay to Pencarrow Coast: This stretch of the coast is one of the most natural and undeveloped edges in Wellington Harbour with high visual amenity/landscape value in a series of bays and beaches. . A former road runs along the bottom of the cliff.
  - ii. Pencarrow Head: The cliffs, beaches and two white lighthouses are significant landform in the Wellington Region with high visual quality. This headland has extensive views.

- iii. Fitzroy Bay: The seaward margin is rugged, exposed to the elements and degraded by mining operations. The twin lakes are of high landscape value and the hills form an important backdrop to the Wellington Harbour. There is little built development although there has been some farming of the land especially around Fitzroy bay.
  - iv. Baring Head: The headland and land extending back from coastal cliffs and includes two kilometres of relatively undisturbed sand dunes and other mature attractive vegetation at the southern end of Fitzroy Bay. This is one of the most outstanding landform features on this stretch of the coastline. This is a visually sensitive landscape because of its role as a meeting place between the land, sea and sky and the terminus of the eastern backdrop to the Wellington Harbour. There is no apparent build development on this part of the coast.
  - v. From Baring Head to Turakirae Head/Scientific Reserve: Turakirae Head is an important landscape with boulder fields and raised beaches. The rocky land/sea interface provides an important backdrop to the reserve with its highly valued vegetation cover. Turakirae Head forms the physical division between the coastline oriented towards Wellington and the coastline oriented towards the Wairarapa. There is no apparent build development on this part of the coast.
- Matui/Somes, Mokopuna and Makaro/Ward Islands contain areas of comparatively undisturbed indigenous vegetation and are now managed by Harbour Islands Kaitiaki Board for conservation purposes. The historic European use of Matui Island has left some buildings associated with the former quarantine station and a wharf the remainder of the islands are in a more natural form and retain more of their Maori heritage value

## 2. AIMS OF THE CURRENT DISTRICT PLAN

### 2.1 Overview of the Rural Chapters

Land use provisions for the Rural Zone are addressed in Chapter 8 of the District Plan. Chapter 8 was an original chapter of the District Plan and has not been subject to a substantive review. The plan changes that have occurred over the current plan period of the operative District Plan are minor and have not changed the substance of this chapter or the land uses provided for. As such Chapter 8 has been operative in essence since 2003. The plan changes affecting this chapter have been secondary and consequential and are as follows:

**Table 2.1 Summary of plan changes**

Number	date	Content of plan change
5	1/11/2005	<p>Prostitution Reform Act 2003</p> <p>Chapter 8A, "Rural Residential Activity Area". Make amendments to the following:</p> <p>10. Add to Rule 8A 2.3 "Discretionary Activities" the following: "Brothels and commercial sexual services not falling within the ambit of home occupation."</p> <p>Chapter 8B, "General Rural Activity Area". Make amendments to the following:</p> <p>11. Add to Rule 8B 2.3 "Discretionary Activities" the following: "Brothels and commercial sexual services not falling within the ambit of home occupation."</p>
6	14/3/2006	<p>HUTT RIVER FLOOD HAZARD AREAS</p> <p>Chapter 8B, "General Rural Activity Area". Make amendments to the following:</p> <p>36. Amend 8B 1.2.1 "Objective" as follows: "To recognise those elements within the site that determine the character, amenity values and adverse effects of flood hazards of rural areas and manage them appropriately."</p> <p>37. Add to 8B 1.2.1 "Policies" the following: "(e) To discourage the siting of buildings and structures in the Primary and Secondary River Corridors. (f) To ensure that buildings and structures in the Primary or Secondary River Corridor of the Hutt River have no more than minor adverse effects on flood protection structures."</p>

		<p>(g) To mitigate the effects of flood hazards on buildings and structures in the Primary and Secondary River Corridors by managing their location, size and scale.</p> <p>38. Amend 1st sentence of “Explanation and Reasons” as follows: “Minimum conditions which determine when and where buildings are located on a site contribute to the character, amenity values and adverse effects of flood hazards of rural areas.”</p> <p>39. Correct typo in 3rd sentence of “Explanation and Reasons” from “an site” to “a site”.</p> <p>40. Add as 2nd paragraph to “Explanations and Reasons” the following: “Buildings and structures in the Primary or Secondary River Corridor of the Hutt River could adversely affect flood protection structures. Buildings and structures in the river corridor will also be subject to effects of fast flowing water, deep flooding and erosion. The outcomes identified in the Hutt River Floodplain Management Plan are relevant and should be taken into account in any assessment of effects. It is important that buildings and structures are discouraged in the Primary and Secondary River Corridors. It is therefore appropriate to control the location of buildings and structures.”</p> <p>41. Add to Rule 8B 2.1.1 “Permitted Activities – Conditions” the following: “(t) Primary and Secondary River Corridors All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area of 20m<sup>2</sup> or less and with a setback of 20m or more from a flood protection structure.”</p> <p>42. Add to Rule 8B 2.2 “Restricted Discretionary Activities” the following: “(i) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m<sup>2</sup> or with a setback less than 20m from a flood protection structure.”</p> <p>43. Add to “Matters in which Council has Restricted its Discretion and Standards and Terms” the following: “(i) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m<sup>2</sup> or with a setback less than 20m from a flood protection structure. - Proximity of buildings and structures to flood protection structures; and - Adverse effects of the flood hazard on buildings and structures and on flood protection structures.”</p> <p>44. Add to 8B 3 “Anticipated Environmental Results” as follows: “(f) The scale, size and location of buildings and structures will have adverse effects which are no more than minor on amenity values and flood protection structures. (g) The adverse effects on buildings and structures in the Primary and Secondary Rivers Corridors will be avoided or mitigated.”</p>
16	01/12/2011	Minor corrections
34	8/06/2016	<p>Network Utilities and Renewable Energy Generation</p> <p>Changes to <a href="#">Rural Planning Maps R1, R2, R3, R4</a> and Chapter 3 Definitions</p> <p>To give effect to the National Policy Statement on Renewable Electricity Generation.</p> <p>New Chapter 13 Network Utilities</p>
39	27/3/2013	Amendments with respect to forestry and traffic in 8A and 8B

**Chapter 1** of the operative District Plan outlines the overall scope and sets out its primary objective with respect to rural areas (**section 1.10.7**), as:

*to protect and enhance the rural character, landscape and amenity values of the rural activity area.*

The overriding policies of the District Plan with respect to Rural Activity are:

- a) To manage the minimum size of allotments and the minimum **net site area** for dwellings to ensure that the adverse effects are no more than minor.
- b) To manage activities to ensure that the adverse effects are no more than minor on open space character, landscape and amenity values.

- c) To ensure that rural character and amenity values are not compromised through intensive development or fragmentation.

The intent of the District Plan is that rural land should be prevented from being developed intensively, not be fragmented and ensure that activities that would be incompatible with or have adverse effects on the rural environment and rural amenity are discouraged.

Rural activities are addressed in the operative District Plan in **Chapter 8 Rural**, which, has not been comprehensively reviewed, therefore apart from some minor changes, it has been operative since 2003 (please see the District Plan 2003 chapter 8 for full details). The operative District Plan identifies 2 rural activity areas as follows.

## **2.2 Rural Residential Activity Area**

Rural residential development is well established in the District. As a general rule it occurs in close proximity to urban areas giving a particular character to the urban edges that they occupy. These are areas where the subdivision pattern has already allowed for the establishment of lifestyle development and includes locations where future urban development may occur as the land most often adjoins residential areas.

**Chapter 8A 1** identifies a number of issues and objectives to address those issues summarised below:

- Ensuring that inappropriate development and activities do not impact on the character and amenity values of rural residential areas.
- Retaining land as rural residential while recognising that it may be appropriate to utilise the land for future urban expansion.
- Allowing these areas to be used for recreation and leisure activities while ensuring amenity values and character are maintained.
- Ensuring the impacts of commercial forestry are appropriately mitigated.
- Recognising the elements of that determine the character and amenity values of the area.

These matters are dealt with through a range of rules in **8A 2** that list the Permitted Activities and in what circumstances, including:

- Any unlisted activity complying with the conditions,
- Dwellings where plot sizes are more than 2ha,
- Certain home occupations,
- Piggeries,
- Commercial forestry, and
- Recreation

These activities are subject to a range of conditions whose intention is to ensure that proposed land uses do not have any more than minor impacts and includes, yard size, bulk, recession planes, site coverage, buildings dust, light, vibrations, hours of operations, staffing, the numbers of pigs, planting of amenity strips amongst others.

There are a number of Restricted Discretionary Activities including:

- Rural service industries.
- Boarding of domestic pets
- Commercial recreation
- Visitor accommodation
- Certain activities in the Quarry Protection Area

All Permitted or Restricted Discretionary Activities that do not comply with the conditions or other rules or standards, intensive farm and brothels are Discretionary Activities.

Non-Complying Activities in this activity area include:

- Any retailing activity
- Service stations
- Any industrial, manufacturing, storage or depot activity
- Residential activities, not otherwise provided for in this Activity Area
- Turf farming
- Top soil removal
- Prospecting, exploration and extraction of minerals
- Places of public assembly
- Landfills and transfer stations

### 2.3 General Rural Activity Area

In this activity area more extensive rural activities occur. The activity area includes land adjoining the coast with high amenity values and areas of protected/reserve land that has regional and national importance all of which should be protected from inappropriate subdivision, use and development. **Chapter 8B** identifies a number of issues and objectives to address those issues including:

- Maintenance and enhancement of the open character and amenity value of rural areas.
- Ensure that the natural character and amenity values of the coastal environment, together with significant indigenous vegetation and significant habitats of indigenous fauna are protected from inappropriate subdivision, use and development.
- To ensure that slope stability and soil are conserved.
- Manage soil removal and turf farming to ensure sustainable land use and the maintenance and enhancement of visual amenity.
- Provide for recreation and leisure activities where amenity values and character are not adversely affected.
- Mitigate the adverse effects generated by the clearing of commercial forestry .
- To ensure that the adverse effects of prospecting, exploration and mining of minerals are managed to ensure the maintenance and enhancement of the open character and visual amenity values, and the retention of the intrinsic values of the land.
- To identify and manage those elements that make-up the character, amenity values of an area.
- Appropriately manage the adverse effects of flood hazards in rural areas.

These matters are dealt with through a range of rules. Chapter **8A 2** lists what activities are Permitted and in what circumstances and including:

- Any unlisted activity complying with the conditions
- Dwellings on plots as listed in Appendices General Rural 2-3
- Extraction activities as shown in Appendix General Rural 4
- Up to 2 dwellings where plot sizes are more than 15ha
- Certain home occupations
- Piggeries
- Commercial forestry
- Recreation
- Visitor accommodation
- Prospecting, exploration and extraction

These activities are subject to a range of conditions whose intention is that they do not have any more than minor impacts including, yard size, bulk, recession planes, site coverage, buildings in certain areas, dust,

light, odour, vibrations, hours of operations, staffing, the numbers of pigs, planting of amenity strips, river corridors extraction.

There are a number of restricted discretionary activities including:

- Commercial recreation
- Visitor accommodation
- Cafes and restaurants
- Elderly accommodation
- Urupa and cemeteries
- Intensive farming
- Certain activities in the Quarry Protection Area
- Buildings in the 1° and 2° floodplain

All Permitted or Restricted Discretionary Activities that do not comply with the conditions or other rules or standards and turf farming, top soil removal, exploration and mining, landfill and transfer stations, any activities in the coastal environment and brothels are Discretionary Activities.

Non-Complying Activities in this activity area include:

- Any other retailing activity
- Service stations
- Any industrial activity
- Other residential activities,
- Places of public assembly

### **3. STATE OF THE ENVIRONMENT**

#### **3.1 Rural Area**

The current Rural Activity Areas in the district accounts for approximately 24,000 hectares of the land area and contains approximately 3800 people. The land area accounts for approximately 65% of the district while the population is just 3.5 %.

As such the rural area in the district tends to be sparsely populated and in many instances isolated. The focus of the District Plan and other Council policies and strategies has been on the urban areas and urban fringe which contains 96.5% of the population and generally encounters the greatest pressure for development with the highest impacts of development. The rural areas have not, through the lifetime of the operative District Plan, been subjected to intensive pressure for development. This is shown by the Land Air and Water Aotearoa land cover data base<sup>1</sup> which shows little change in land cover in the rural area type over time (Appendix 4).As such there is little information on the state of the environment with respect to the rural area.

However, a greater demand for development land, pressure on resources and a changing environment and economy means that the rural areas in the district is likely to come under increasing pressure during this plan

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<sup>1</sup> <https://www.lawa.org.nz/explore-data/land-cover/#/trend>



period. The operative plan chapter on rural activity areas, its policies, objectives and rules, currently have a focus on the protection of rural character, landscape and amenity values along with recreation potential. While some attention is given to the conservation of slope stability and soil conservation, the productive potential of the rural area and the protection of ecological values are not considered.

Farming activities are restricted and controlled with intensive farming being a restricted discretionary activity and farming more than 5 pigs being a discretionary activity and site building coverage being limited to 1000m<sup>2</sup> with no consideration given to the size or type of farm that it's serving. Nor is the wellbeing of the rural community given support, with places of assembly, retailing, service stations and other residential activities being non-complying activities. Subdivision down to 15 hectare lots is permitted in the general rural activity area.

Federated Farmers have raised general concerns with respect to rural communities in urban planning commenting on their website in response to the Better Urban Planning Issues Paper December 2015:

*"Despite the importance of agriculture and other primary industries to the economy, 86 percent of the population lives in cities and towns of over 1,000 people. The remaining 14 percent live in rural communities. Farmers and their families make up only 2-3 percent of the total population. New Zealand is one of the most urbanised countries in the OECD.*

*With New Zealand being such an urbanised country yet heavily reliant on primary industries it is important that policy makers and decision makers understand the importance of our rural communities and the issues important to them."*

### 3.2 Land Classification

Across New Zealand highly productive land is under pressure as it is generally low lying, flat and adjacent to urban areas. Pressure for urban extensions and lifestyle blocks can impact on productive land in many areas.

Manaaki Whenua (Land Care Research New Zealand) (LINZ) provides a detailed land use capability classification. Appendix 2 shows the land classifications for Lower Hutt District. Classes 1-4 are considered arable with Class 1 is the highest quality arable land down to class 8 which has no productive value see the table taken from Manaaki Whenua website<sup>2</sup>. The land is categorised based on an assessment of soil composition, the underlying rock, erosion levels, slope and vegetation cover.

*Table 3.2.1 – New Zealand land use capability classification classes (LINZ1)*

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<sup>2</sup> <http://www.arcgis.com/apps/MapJournal/index.html?appid=8485673059694a5f9f43b33835778b9a>

Increasing limitations to use ↓	LUC Class	Arable cropping suitability	Pastoral grazing suitability	Production forestry suitability	General suitability	Specific reference in Unitary Plan	Value for primary production	Decreasing versatility of use ↓
	1	High	High	High	Multiple use land	Elite land	High	
	2	Low	Low	Low		Prime land	High to moderate	
	3							
	4							
	5	Unsuitable			Unsuitable	Unsuitable	Pastoral or forestry land	
	6							
	7							
	8	Unsuitable	Unsuitable	Conservation land			Low	

Lower Hutt District has very little productive land left as most of the high value land sits under Lower Hutt and Wainuiomata urban areas. There are now only small pockets of class 3 'Prime Land' associated with the alluvial gravels and greywacke of the river valleys of Wainuiomata River and Wainuiomata Stream (Moore's Valley) and the Wainuiomata wetlands. There are some even smaller pockets of Class 4 land associated with river/stream valleys with some areas on the western hills in the north of the district. The vast majority of the land is classified 6, 7 and 8 have limited value except for some grazing and forestry activities. Most of the eastern side of the district is class 8 land and much of it is incorporated in the Remutaka Forest Park and Wainuiomata Water Catchment protection area. There are small pockets of arable land (classes 3 and 4) left in the district, as such most of the land within the rural area has limited value for productive purposes.

### Land Use Change since 2000

The New Zealand Landcover Explorer, created by Manaaki Whenua allows exploration and analyse of New Zealand landcover change over five time periods - 1996/97, 2001/02, 2008/09, 2012/13 and 2018/19<sup>3</sup> (see Appendix 4 for maps).. The primary land cover in the district area is Indigenous forest including hardwood forest, urban areas (including transport links), gorse and broom, exotic pasture, manuka and kanuka and other scrubland, exotic forest mines and dumps and more recently a small area of horticulture in the lower Wainuiomata river valley.

Over the plan period 2003 to 2019 the mapping shows that there has been little change in land use with some small increases in the urban areas and low productivity pasture with a small decline in exotic forestry. The land uses have remained predominately the same over the plan period. However, given the demand for housing land, the changing climate and a government focus on protection of indigenous ecosystems the pressures and demands made on rural land is likely to change during the operative period of the new Plan.

<sup>3</sup> <https://vizbe.landcareresearch.co.nz/>

### 3.3 Resource consent applications made in the Rural Activity Areas

The table in Appendices 2 and 3 summarise the resource consent applications made in the Rural Activity Areas between January 2010 and December 2019. They give an indication of where pressure is coming from for development and whether the provisions of Chapter 8 are achieving their stated objectives.

#### Rural Residential Activity Area

Table 3.1 Summary of resource consent applications in the Rural Residential Activity Area

Type	Number of applications					Decision		Summary
	Control permit	Restricted discretion	discretion	N/C	total	Grant	refuse	
Subdivision	2		2		4	4		2x boundary adjustments 2x 2 lot subdivisions
Subdivision and land use		1	8		9	9		3x boundary adjustments resulting in undersized lots 2x 3 lot subdivisions resulting in undersized lots and earthworks 4x 2 lot subdivisions some with undersized lots and other for houses and retrospective consent and earthworks
Land use		19	15	1	35	35		26 of the applications included earthworks including for dwellings access roads, grazing and wetland A boarding kennel and an accessory building exceeding site coverage for kennels 6 new dwellings. Most of the discretionary applications were for new dwellings, extensions and ancillary buildings that breached the yard, height or site coverage rules (11) A plant nursery which was a non-complying activity
<b>TOTAL</b>					<b>48</b>			

There are a limited number of applications over the past 10 years (48) the majority of which relate to earthworks (26) which are covered by the rules in Chapter 14I of the operative District Plan and are not covered within the rules in chapter 8.

There have been a small number of subdivision consent applications and all relate to subdivision of the land into lots that are smaller than provided for as a permitted activity in Chapter 8A. This indicates that there is some pressure for smaller lots and intensification in the Rural Residential Activity Area but that this intensification as a general rule is being supported by Council decisions. This is indicative of the general support and pressure for smaller lifestyle blocks and indicates that the current rules may need to be reviewed.

With respect to land use the greatest number of applications came within the rules that govern height, yards, setbacks and site coverage these amounted to approximately 1 application a year so. The applications also included a smaller number of dwellings that did not comply with the permitted development rules.

Otherwise the only applications were for a boarding kennel and a plant nursery.

#### General Rural Activity Area

Table 3.2 Summary of resource consent applications in the General Rural Activity Area

Type	Number of applications					Decision		Summary
	Control permit	Restricted discretion	discretion	N/C	total	Grant	refuse	
Subdivision			2		2	2		boundary adjustments creating undersized lots 4 lot subdivision resulting in undersized lots and earthworks
Subdivision and land use			8		8	8		boundary adjustment and change of conditions creating undersized lots 6 subdivisions of between 2 and 6 lots resulting in

							undersized lots and earthworks in some cases new dwellings.
Land use	1	16	25	5	48	47	24 of the applications included earthworks 5 for industrial related activities 4 for communications facilities and structures and navigation 3 for farming associated buildings 3 dwellings on undersized lots and a couple of relocated dwellings 3 applications associated with commercial recreation and visitor accommodation 2 for operation and extension of a clean fill 2 for music festivals A wind turbine and motorised activities.
<b>TOTAL</b>					<b>58</b>		

There are a limited number of applications over the past 10 years (58) the majority of which include earthworks (24) which are covered by the rules in Chapter 14I of the operative District Plan and are not covered within the rules on this chapter.

There have been a small number of subdivision consents applications and all relate to subdivision of the land into lots that are smaller than provided for as a permitted activity. This indicates that there is some pressure for smaller lots and intensification in the General Residential Activity Area also.

A small number of other applications have been made for other farming, infrastructure, recreation and industrial uses all of which have been granted. This would suggest that the rules are generally working and providing for most activities while allowing activities that have greater effects to be considered on a case by case basis.

Please note that these statistics need to be qualified as they only report that development that needs permission and there is no ability to assess how many developments occurred as permitted activities and how many applications were not made because of the restrictions in the rules or pre-application advice that a proposal would be unlikely to succeed.

### 3.4 Additional information requirements

Given the limited information available some additional information may be required to help inform provision development:

- What is the state of the rural area, economically, environmentally, socially? – a survey
- Changes in productive land use type – what have been the outcomes of the plan with respect to land use?
- What are the pressures from intensification especially the pressure for additional houses and what impact will this have on the rural area?
- The rural area includes a lot of publically held reserve and other land which is not productive and is under non-productive management regimes.
- What demand is there for alternative uses and diversification – electricity generation, associated retail, camping, alternative productive land uses?
- Policies currently restrict creation of rural community hubs (retail, community facilities etc.) is there a demand or need for these services in the rural area?

### 3.5 Current Evidence base and relevant documents

#### Proposed National Policy Statement for Highly Productive Land

This NPS is anticipated to be adopted early in 2021. Its overall purpose is to improve the way highly productive land is managed under the RMA to:

- recognise the full range of values and benefits associated with its use for primary production;
- maintain its availability for primary production for future generations; and

- protect it from inappropriate subdivision, use and development.

This is unlikely to apply to Lower Hutt District given the limited availability of arable land.

### **Proposed Natural Resources Plan for Greater Wellington Regional Council**

This plan is in the process of being adopted and having been considered by commissioners with a decision issued it is partially operative except for those sections subject to appeal. It outlines the Regional Council's approach to managing its own areas of consenting responsibility and provisions within the District Plan should be consistent with this plan.

### **Regional Policy Statement**

Since the adoption of District Plan the Greater Wellington Regional Council adopted its Regional Policy Statement in 2013. The objectives and policies in this Plan must be given effect to by the District Plan.

### **Regional Soil Plan for the Wellington Region**

Aims to ensure that land uses protect the soil resource of the Region and do not have significant adverse effects on the environment. The rules provide restrictions on earthworks and vegetation clearance as follows:

*Table 3.5.1 -*

<b>Rule</b>	<b>Status</b>	<b>content</b>
Soil disturbance Rule 1	Restricted Discretionary Activity	Roading and tracking
Soil disturbance Rule 2	Restricted Discretionary Activity	Disturbance of more than 1,000 cubic metres of soil on erosion prone land
Vegetation Disturbance Rule 3	Permitted Activity	Disturbance of more than one hectare of vegetation on erosion prone land
Vegetation Disturbance Rule 4	Restricted Discretionary Activity	Disturbance of more than one hectare of vegetation on erosion prone land and not complying with the conditions of Rule 3

### **Land Use Capability Classification of the Wellington Region 1995**

The information in this inventory is the basis for evaluating the potential of land for sustained production in the Wellington Region.

### **Hutt Landscape Study 2012**

The report assesses and describes the primary character of the Hutt Valley's landscapes. The report will assist in defining the particular landscape features of the rural area and their relative amenity value.

### **Hutt City Landscape Evaluation 2016**

The landscape evaluation process essentially identified, mapped and described those landscapes and features in the district that are highly valued. Many of these are in the rural area. The report assesses the primary landscape features of the district landscapes (outstanding natural features, outstanding natural landscapes and special amenity landscapes) for their value.

**Urban Growth Strategy 2012-2032** sets out the long-term approach to managing growth and change for **Hutt City**.

### **Hutt City Council Environmental Sustainability Strategy**

This document sets out three goals:

- Council demonstrates leadership in environmental stewardship and sustainability
- The city embraces environmental protection and community resilience
- The city continuously adapts and enhances its environment

It sets out the long-term approach to managing growth and change for Hutt City.

**HCC – Residential Intensification Survey** the Hutt City Council Residential Intensification survey was conducted online from 15th of May 2017 to 5th of June 2017 and provides some feedback on proposals for intensification of development especially residential development.

**Community Engagement Strategy 2011** outlines HCC community engagement philosophy and commitment to the community.

#### Other upcoming work

Hutt City Council is currently in the process of undertaking three pieces of work that will assist in informing the Local Plan on this topic:

- The One Plan
- The Strategic Plan
- Climate Change adaptation consultation

## 4. EFFICIENCY/EFFECTIVENESS OF THE CURRENT DISTRICT PLAN

### 4.1. Have We Achieved The Objectives?

The primary objective of the operative District Plan is to protect and enhance the rural character, landscape and amenity values of the rural activities areas. This aim was to be achieved by the following policies:

- a) To manage the minimum size of allotments and the minimum net site area for dwellings to ensure that the adverse effects are no more than minor.
- b) To manage activities to ensure that the adverse effects are no more than minor on open space character, landscape and amenity values.
- c) To ensure that rural character and amenity values are not compromised through intensive development or fragmentation.

It would appear that the limited number of subdivision applications and the type of land use activity applications show that in general terms the District Plan has achieved its primary objective. The objectives within chapter 8A and 8B are summarised in the table below along with a discussion on efficiency and effectiveness.

*Table 4.1.1 Discussion of the Rural Activity Areas Objectives*

Provision	Objective	Discussion
1.10.7	To protect and enhance the rural character, landscape and amenity values of the rural activity area.	Due to the generalised and subjective nature of the objective it is difficult to assess as little information was been provided as to what the character and amenity were when this objective was drafted, so there is no baseline against which this can be assessed. Therefore, as it cannot be quantified consideration of the success of this objective and the associated policies and rules cannot be accurately assessed.
8A 1.1.1	To ensure that the character and amenity values of rural residential areas are maintained and enhanced.	Due to the generalised and subjective nature of the objective it is difficult to assess as little information was been provided as to what the character and amenity were when this objective was drafted, so there is no baseline against which this can be assessed. Therefore, as it cannot be quantified, consideration of the success of this objective and the associated policies and rules cannot be accurately assessed.
8A1.1.2	To retain land as rural residential, recognising that it may be appropriate to utilise the land for urban expansion in the future if demand justifies this.	This objective has been successful in retaining rural residential land. Current applications and anecdotal evidence of subdivision consent enquiries indicate that there is some pressure to reduce lots sizes and allow intensification in some of these areas.
8A1.1.3	To recognise that it is not appropriate for there to be further growth in the	It would appear that this objective has succeeded in this context in that the applications granted in this activity area

	number of vehicles using Liverton Road.	accord this this objective.
8A1.1.4	To allow rural residential areas to be used for recreation and leisure activities, where amenity values and character are not adversely affected.	It would appear that this objective has succeeded in this context in that the applications granted in this activity area accord this this objective.
8A1.1.5	To maintain and enhance the visual amenity values of rural residential areas by ensuring that the adverse effects generated by the clearing of <u>commercial forestry</u> are appropriately mitigated.	It would appear that this objective has succeeded in this context in that the applications granted in this activity area accord this this objective.
8A1.2.1	To recognise those elements within a <u>site</u> that determine the character and amenity values of rural residential areas and manage them appropriately.	Due to the generalised and subjective nature of the objective it is difficult to assess as little information was been provided as to what the character and amenity were when this objective was drafted, so there is no baseline against which this can be assessed. Therefore, as it cannot be quantified consideration of the success of this objective and the associated policies and rules cannot be accurately assessed.
8B1.1.1	To maintain and enhance the open character and amenity values which are prevalent in rural areas.	Due to the generalised and subjective nature of the objective it is difficult to assess as little information was been provided as to what the character and amenity were when this objective was drafted, so there is no baseline against which this can be assessed. Therefore, as it cannot be quantified consideration of the success of this objective and the associated policies and rules cannot be accurately assessed.
8B1.1.2	The natural character and amenity values of the coastal environment, together with significant indigenous <u>vegetation</u> and significant habitats of indigenous fauna be protected from inappropriate subdivision, use and development.	This is difficult to assess without a historic assessment of these values. There limited information on this so little assessment can be made as to whether there has been changes resulting from application of the District Plan. Information is collected on the quality of the wider coastal marine environment, which gives a general indication of the state of the whole coastal environment but cannot be directly attributed to District Plan objectives, policies and rules.
8B1.1.3	To ensure that adverse effects arising from activities are appropriately managed to ensure slope stability and soil conservation.	It would appear that this objective has succeeded in this context in that the applications granted in this activity area accord this this objective.
8B1.1.4	To ensure top soil removal and turf farming are managed, to ensure sustainability of the intrinsic values of the land and the <u>maintenance</u> and enhancement of visual amenity values.	It would appear that this objective has succeeded in this context in that the applications granted in this activity area accord this this objective.
8B1.1.5	To allow rural areas to be used for recreation and leisure activities where amenity values and character are not adversely affected.	It would appear that this objective has succeeded in this context in that the applications granted in this activity area accord this this objective.
8B1.1.6	To maintain and enhance the visual amenity values of rural areas by ensuring that the adverse effects generated by the clearing of <u>commercial forestry</u> are appropriately mitigated.	It would appear that this objective has succeeded in this context in that the applications granted in this activity area accord this this objective.
8B1.1.7	To ensure that the adverse effects of prospecting, exploration and mining of minerals is managed to ensure the <u>maintenance</u> and enhancement of the open character and visual amenity values, and the retention of the intrinsic values of the land.	It would appear that this objective has succeeded in this context in that the applications granted in this activity area accord this this objective. However, there is limited attention to landscape and natural environment impacts overall.
8B1.2.1	To recognise those elements within the <u>site</u> that determine the character, amenity values and adverse effects of flood hazards of rural areas and manage them appropriately.	Due to the generalised and subjective nature of the objective it is difficult to assess as little information was been provided as to what the character and amenity were when this objective was drafted, so there is no baseline against which this can be assessed. Therefore, as it cannot be quantified consideration of the success of this objective and the associated policies and rules cannot be accurately assessed.

		With respect to flood hazards these matters have been considered on a case by case basis through the resource consent process.
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There is limited information on the rural environment with no easily accessible information on development and land use pressures. No other specific monitoring with respect to the rural environment is undertaken by the District Council. Additional research into development in the rural area that triggers the rules and how much permitted development has taken place could be done but is unlikely to add significant information or add to understanding.

In summary it would appear that it is not entirely clear if the varied objectives and desired outcomes particularly with respect to amenity and character have been achieved with respect to the current the rural areas.

#### **4.2. What Is The Effectiveness Of The Policies And Methods, Including Rules?**

The objectives, policies, rules and environmental outcomes for the rural area are summarised in section 2 and Appendix 2. How effect the provisions are, is also discussed in sections 3 and 4.1 above and in appendix 2.

A difficulty with the provisions for the rural area is that in some instances the objectives are so broad that it is difficult to accurately assess the effectiveness of the policies and rules in achieving them such as those related to character and amenity. In some instances there are no rules addressing the objectives and policies and no objectives and policies relating to the rules. Therefore making the objectives and policies ineffective as there are no methods by which they can be achieved. There are also some rules that have no objectives or policies such as the quarry protection areas.

However, based on a review of the resource consents, the policy framework, rules and other methods are effectively influencing and leading to the outcomes for rural environment except in matters of amenity and character which are difficult to assess. The permitted activity standards are providing appropriate parameters for activities, while also managing adverse effects to a level acceptable to the community in most instances. The resource consent process is effectively managing most rural activities which have the potential to generate more significant adverse effects.

It is, therefore, unclear if the district plan and the resource consent process is effectively managing development and protecting the rural environment in terms of its own objectives and policies. What is clear is that the objectives policies and rules of the operative plan need to be updated to accord with and give effect to recent NESs and the objectives and policies of the RPS and Regional Plan.

The review has also shown that the overall the plan is currently ineffective in providing for lwi specific activities and particularly for the protection of lwi values against adverse effects with respect to natural resources as there are no provisions made for traditional use or management of natural resources.

#### **4.3. What Is The Efficiency Of The Policies And Methods, Including Rules?**

The objectives, policies, rules and environmental outcomes for the rural area are summarised in section 2 and Appendix 2. How effect the provisions are is also discussed in sections 3, 4.1 and 4.2 above.

As outline in section 3.3 the majority of applications were for earthworks which made up 50 of the 107 resource and subdivision consent applications across the two rural activity areas. 16 applications were granted for small scale subdivisions. The rest for a range of predominately land use activities.

The comparatively small number of resource consent applications for the development in the rural areas indicates that there is little current pressure for constraints to be lifted or changed beyond what is currently required. There is little information available to be able to assess the effectiveness and efficiency of this chapter's provisions. Only a small number of consents were applied for and most resource consents were



issued within the timeframes so it appears that the provisions have not been overly onerous for applicants or the Council.

However, there is little information available to assess the effectiveness and efficiency of provisions for the rural areas and it would be a very time consuming exercise to estimate the costs of achieving these outcomes.

## 5. CHANGE IN POLICY DIRECTION

There have been a number of national, regional and local policy and plan changes since the adoption of the District Plan and the Rural Zones. These will impact on the classification and objectives and rules relating to rural areas in the District Plan review. The most significant was the National Planning Standards 2019 and the proposed National Policy Statement for highly productive land.

### The National Planning Standards (NPStds)

The NPStds introduces three rural zones and set definitions that differ in small respects from the operative District Plan. Chapter 8 sets out the required rural zones as follows:

**General rural zone** Areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.

**Rural production zone** Areas used predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.

**Rural lifestyle zone** Areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural and Rural Production Zones, while still enabling primary production to occur.

Chapter 14 provides standard definitions with the relevant ones as follows:

**green infrastructure** means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: (a) provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and (b) provide services to people and communities, such as stormwater or flood management or climate change adaptation.

**intensive indoor primary production** means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.

**primary production means:** (a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and (b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); (c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but (d) excludes further processing of those commodities into a different product. Quarry means a location or area used for the permanent removal and extraction of aggregates

**rural industry** means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.

### National Environmental Standards for Plantation Forestry (NES-PF)

The NES-PF provides a consistent set of regulations for plantation forestry activities with the objectives of maintaining or improving the environmental outcomes associated with plantation forestry activities and increasing the efficiency and certainty of managing plantation forestry activities. It removes the need to have general rules with respect to forestry where they are covered by the NES-PF.

The district plan will need to identify any areas where forestry in particular afforestation will impact upon outstanding natural features and landscapes, significant natural areas, drinking water supply or has inappropriate geology. Provisions with respect to forestry will need to refer to and not conflict with the NES-PF regulations which outline various forestry activities and what their rules and status should be within district plans (in particular sections 6, 9-17, 19-20, 23, 25-33, 51-61, 63-71, 73, 74, 77-79, 81, 83-91, 93-95, 98-103).

### **National Environmental Standards for Freshwater Management**

The NES regulate activities that pose risks to the health of freshwater and freshwater ecosystems including the current management and changing the use of land. These regulations are to be implemented by the Regional Councils; however, provisions in the district plan will need to be consistent with the Freshwater NES and Regional Council policy.

### **Proposed National Policy Statement for Highly Productive Land (NPS-HPL)**

The purpose of the proposed NPS-HPL is to improve the way highly-productive land is managed to:

- recognise the values and benefits associated with its use for primary production
- maintain its availability for primary production for future generations
- protect it from inappropriate subdivision, use, and development

The NPS-HPL will require Council to identify highly productive land. It is likely to set highly productive land as that with a Land Use Classification of 1-3 while providing Councils with the scope to recognise other less versatile land that has particular value (such as for viticulture) also as highly productive land. This district has very limited pockets of grade 3 and 4 land which are fragments and generally within flood zones. Therefore, there is unlikely to be significant requirements for the district plan review arising from the NPS/NES when enacted.

### **Regional Policy Statement (RPS)**

Many of the objectives and policies of the RPS relate to the rural area including the coastal environment, indigenous biodiversity, landscape, natural hazards and water, however these are directly dealt with in their own reports. The specific objectives and policies of direct relevance are listed as follows.

Objective 29 – Land management practices do not accelerate soil erosion.

This is to be given effect in district plans through policy 15, which requires the minimisation of the effects of earthworks and vegetation clearance through policies and rules to control earthworks and vegetation disturbance.

Objective 22 deals with regional form and development to ensure a compact, well designed and sustainable regional form.

Policy 56 managing development in rural areas – consideration

*When considering an application for resource consent or a change, variation or review of a district plan, in rural areas (as at March 2009), particular regard shall be given to whether:*

- (a) the proposal will result in a loss of productive capability of the rural area, including cumulative impacts that would reduce the potential for food and other primary production and reverse sensitivity issues for existing production activities, including extraction and distribution of aggregate minerals;*

- (b) the proposal will reduce aesthetic and open space values in rural areas between and around settlements;*
- (c) the proposal's location, design or density will minimise demand for non-renewable energy resources; and*
- (d) the proposal is consistent with the relevant city or district council growth and/or development framework or strategy that addresses future rural development; or*
- (e) in the absence of such a framework or strategy, the proposal will increase pressure for public services and infrastructure beyond existing infrastructure capacity*

Objective 30 *Soils maintain those desirable physical, chemical and biological characteristics that enable them to retain their ecosystem function and range of uses.*

Policy 59 retaining highly productive agricultural land (Class I and II land) - consideration

*When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, particular regard shall be given to safeguarding productive capability on Class I and II land.*

### **Proposed Natural Resources Plan for Greater Wellington Regional Council**

Of particular note are sections in the plan which relate to soil and land use to which the proposed District Plan will need to be consistent with:

- 3.9 Soil Objective O42 *Soils are healthy, and productive, retain a range of uses, and accelerated soil erosion is reduced.*
- 3.10 Land use Objective O44 *The adverse effects on soil and water from land use activities are minimised.*

### **Urban Growth Strategy 2012-2032**

This strategy outlines the Council's and communities decided aims for the future and growth of the district, relevant points that relate to greenfield (rural) development are as follow:

- Provide for residential development on approximately 24 hectares in the Upper Fitzherbert area above Wise Street and below the paper road, instead of pursuing Greenfield development for whole of the Upper Fitzherbert area at this time
- Provide for residential development on approximately 40-50 hectares in the Upper Kelson area
- Provide for rural/residential development on approximately 265 hectares in Normandale and Moores Valley
- Allow development of smaller lifestyle sections of 5,000 square metres and investigate reducing frontage and driveway requirements
- Allow one hectare lots across the remaining rural residential areas in the city
- investigate the possibility of providing for rural residential development on rural land around Pencarrow, Coast Rd and other areas of these types

These change the approach to development in the Rural Residential Activity Area in particular with the reallocation of areas for residential development and the intensification of lifestyle development in others. greenfield development page 30.

## **6. ISSUES FOR FURTHER CONSIDERATION**

Drawing on the findings from the above evaluation, the key issues for further consideration in the review of the Rural Zones/Rural Activity Areas are discussed below.

## 6.1 Resource Management issue

That the District Plan provides mechanisms to allow for the productive use of land and to support rural communities while also ensuring that the soil, water, ecosystems and other resources are protected so that their life supporting capacity is safeguarded and they continue to provide for the future generations.

## 6.2 Implementation Issues

### Potential Issue 1

#### **Additional information needed on the state of the productive areas of the district.**

While publically protected areas within this zone have some form of management plan and monitoring, there is little information available on the current state of the districts productive Rural Areas and the Rural Lifestyle Activity Area with respect to the physical, economic and social environment. Additional information through public survey especially with respect to amenity and land use could assist in adding to the knowledge base in this area. Information on productive land, water ways, hazards and traffic will also assist in assessing the wider state of the rural environment.

### Potential Issue 2

#### **Focus of current objectives, policies and rules is on protection of the amenity of the rural area and little attention is given to the productive value of the area, protection of ecosystems and the community that lives there.**

Approximately 32300ha of the land in the district is currently classified as rural the policies, objectives and rules have little content to provide for and protect this area, its land uses, infrastructure and residents.

Realistically a full review of this chapter is needed to update this chapter to be in accordance with national policy and to provide an appropriate regulatory base for rural activities and communities in this district.

### Potential Issue 3

#### **Re-Classification of the current rural activity areas into one or more of the three defined options in the NPStds and checking of that those classifications are accurate.**

The information on the rural areas is in places incomplete or dated. There may be a need review parts of the districts areas to clearly define which classification they sit within. However, the majority of the Rural Residential Activity Area is likely to correspond with the new Rural Lifestyle Zone and the parts of the General Rural Activity Area should correspond to General Rural Zone. Given the limited nature of the land and therefore productive uses in the rural area it is considered that the Rural Productive Zone is unlikely to apply and its use may limit diversification of productive land use.

### Potential Issue 4

#### **Should those areas of the district not in productive use be included in the General Rural Zone given the specific reference in the NPS to productive land?**

The definition of the rural productive zone in the NPS focuses on primary production activities and associated supporting activities.

Is it still appropriate for them to include reserve and other protected land that does not serve any productive purpose? In particular should the harbour Islands, Wainuiomata Recreation Area - Wainuiomata/Orongorongo Water Catchment Area and the Remutaka Forest Park and parts of the Regional Parks be included in the General Rural Zone or the Natural Open Space Zone as appropriate.

It also needs to be considered if the quarry protection areas are retained in the rural zone or as part of earthworks chapter or a special zone? One of the extraction activities currently has its own overlay and others have site specific rules within the activity area in which they occur. The NPStds chapter 7 paragraph 29 indicates that the provisions for quarries and gravel extraction are deal with in the earthworks chapter

under the district wide issues heading. However, chapter 14 (pg. 61) of the NPStds includes quarrying in its definition of primary production.

#### **Potential Issue 5**

##### **Should residential development on land currently within the Rural Residential Activity Area, especially on the urban/rural edge, be allowed to intensify?**

The operative District Plan refers to parts of the Rural Residential Area as being potential sites for urban expansion. These sites were previously zoned as residential areas but were removed from the operative plan for a range of reasons. Investigate the potentiation for areas within the Rural Residential Activity Area on the urban edge, to provide for urban expansion into the rural area. DISCUSS HOW THIS COULD BE managed?

Should the objectives and policies outlining the rural residential land being protected for future urban expansion be retained as there is potentially no achievable outcome in the lifetime of the proposed plan and rules within the adopted plan restrict intensification within this activity area?

#### **Potential Issue 6**

##### **Ensuring that the objectives, policies and rules in the Rural Zones meet current and future needs of the population**

Ensure that the management of the soil health and retention and protection of productive nature of soils is addressed. While providing for diversification of rural land uses to meet modern and future needs and support the rural community.

Policies, objectives and rules should be reviewed to ensure that they reflect current farming practises and provide for a changing diversifying rural environment. With climate change, changing diets, changing demands for products and intensification of food production the District Plan needs to provide scope for landowners and managers to diversify without undue limitations and cost resulting from outdated District Plan objectives and rules.

#### **Potential Issue 7**

##### **Addressing food production and the productive capacity of land**

Council and the government have specific aims with respect to food production and food security and protection of productive land. Review of objectives and policies in the Local Plan with respect to the rural areas to ensure that Council aims for improving food production in the district are not undermined by District Plan objectives, policies or rules.

There will be increasing pressure from an increased population for land for dwellings and commerce which potential conflicts with the protection of the productive capacity of land as they often make demands for the same land and rural land values are lower than urban ones.

#### **Potential Issue 8**

##### **Managing interactions between different activities within the rural areas such as recreation, residential activities, large scale farming, energy production, extraction and mining and forestry.**

The objections, policies and rules in the District Plan will need to be reviewed to ensure that they are up to date and relevant and work to maintain the productive open nature of the rural environment. The will also need to address reverse sensitivity issues where residential intensification and sensitive uses such as tourist accommodation and recreation activities are provided for within the rural zone.

#### **Potential Issue 9**

##### **Hazard management**

Under the NPStds natural hazards are now to be dealt with as a district wide matter within their own chapter. As such these provisions should be removed from the rural zone provisions with cross references made.

#### **Potential Issue 10**

##### **Identification and protection of the amenity and the character of the rural area**

The operative District Plan gives significant weight to the protection of the amenity and character of the rural area. In order to provide appropriate protection these values need to be identified. Work done in the Hutt Landscape Study 2012 provides a resource for identifying the character and amenity of differing parts of the rural area.

#### **Potential Issue 11**

##### **Protection and enhancement of indigenous biodiversity, wildlife corridors, green infrastructure, the coast and landscapes**

Under the NPStds the protection of indigenous ecosystems, outstanding landscapes, natural features and character are now to be dealt with as a district wide matter within their own chapter. As such these provisions can be removed from the rural zone chapters and provisions with cross references made.

## **7. INITIAL DESIRED OUTCOMES**

The following desired outcomes for the District Plan review have been identified, based on the issues described in previous sections of this report.

The **primary outcome** is to amend and update the plan and planning maps to allocate land in the current General Rural Activity Area and Rural Residential Activity Area into the new NPStds zones of General Rural Zone and Rural Lifestyle Zone and to update the maps, objectives, policies and rules as appropriate.

This outcome is taken directly from the National Planning Standards Chapters 4, 7 and 8 with which the District Plan must comply.

The purpose of RMA sets the primary resource management outcomes for the rural area:

*... managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*

*(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*

*(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

*(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

This means that in the rural area the District Plan needs to provide for rural people to make productive use of land and build their communities while also ensuring that the soil, water, ecosystems and other resources are protected so that they continue to provide for the future.

#### **The desired outcomes for Rural Life Style Zone:**

- Containment of the urban and rural residential environments.
- Recognition of those locations where future urban growth may be appropriate in the long term.
- Identification, maintenance and enhancement of the character and amenity values of rural residential areas.
- Avoidance of the adverse effects of growth in traffic volumes on rural lifestyle roads where traffic movements are likely to be higher than in other rural areas, especially along Liverton Road.

- Identification and facilitation of opportunities for a diverse range of activities which are appropriate to rural residential areas and where adverse effects can be appropriately managed.
- Provision for appropriate physical and social infrastructure to ensure sustainable development.
- Avoidance of undue adverse effects of surrounding activities such as quarrying operations in the Extraction Activity Area.
- Managing of reserve sensitivity impacts.
- Support rural communities to provide for their social and physical needs by providing for social and physical infrastructure where any adverse effects on the productive potential of the land/soil and on the character and visual amenity values of the rural environment can be avoided, remedies or mitigated.

#### **The desired outcomes for the General Rural Zone:**

- Consider removing the regional and forest park and any other protected areas along with the quarry from the General Rural Zone and including them in the Natural Open Space Zone or other zones as appropriate.
- Identification, maintenance and enhancement of the character and amenity values of rural areas.
- Appropriate management of those sites characterised by steep slopes and poor soil quality.
- Ensuring sustainable land use practices and the protection of high quality agricultural land as well as the retention and protection of soil health and quality.
- Support opportunities for a diverse range of activities where any adverse effects on the productive potential of the land/soil and on the character and visual amenity values of the rural environment can be avoided, remedied or mitigated.
- Support rural industries where any adverse effects on the productive potential of the land/soil and on the character and visual amenity values of the rural environment can be avoided, remedied or mitigated.
- Avoidance of undue adverse effects on quarrying operations in the Extraction Activity Area from activities within the Quarry Protection Area.
- Managing of reserve sensitivity impacts.
- The scale, size and location of buildings and structures will have adverse effects which are no more than minor on the productive capacity of land and the character and amenity values of the rural area.
- Support rural communities to provide for their social and physical needs by providing for social and physical infrastructure where any adverse effects on the productive potential of the land/soil and on the character and visual amenity values of the rural environment can be avoided, remedies or mitigated.

## **8. OPTIONS FOR THE DISTRICT PLAN REVIEW**

To address the issues identified above, the broad options for the review are:

### **Option 1: Retain current approach with refinements to align with National Planning Standards and improve wording of provisions.**

Under this option, there would be little if any review of the existing District Plan approach to rural areas.

Council would effectively adapt Chapter 8 of the existing District Plan into a new district plan format (as required by the National Planning Standards). This would still necessitate a paper review of the current rural activity areas to retrofit them to the new zones identified by the Planning Standards.

The main reason for adopting this option is the time and resources that a more complete review would take and the existing objectives, policies and rules have been made operative following the robust process set out in Schedule 1 of the Resource Management Act. However, there has been a change in policy direction since

the District Plan was adopted and the chapter reviewed. There has also been a significant change in land management and product demand, which without a more complete review, it may be that the existing approach is insufficient and inconsistent with more recent policy and guidance and actual land use practices and requirements as outlined above in the issues section of this report.

Under this option, it is expected that Council would still include many of the rolled-over provisions as part of a proposed district plan, and these would be open to submissions.

### **Option 2 - Small-scale review the existing objectives, policies and rules.**

Under this option, Council would review the existing objectives, policies and rules of the District Plan along with a more comprehensive review of the existing rural area identified in the operative District Plan. It is expected that Council would still include many of the current provisions of the District Plan.

The main reason for adopting this option is the change in policy direction since the adoption of the District Plan and the adoption of the Regional Policy Statement with respect to the general Rural Zone being for productive use and changing the way land is used so providing for future demands. This would provide for a review of the existing rural activity areas to ensure that they are appropriately classified in line with the current National Planning Standards document and to review the current objectives, policies and rules to ensure that they are consistent and not contrary to those within the Regional Policy Statement and other City Council policies.

Under this option, there may be some investigation into whether the objectives, policies and rules should be adjusted. It would also allow for a predominately desk based assessment to allocate the current rural areas into the new zones and consideration of the reallocation/zoning of the protected areas such as the Forest Park, Regional Parks and Water catchment protection area, Quarry Protection Area out of the rural area instead into one of the Open Space Zones and the Earthworks chapter.

### **Option 3 - Full review of the District Plan approach to take into account Council's wider vision for the District**

Under this option, there would be a full review of the District Plan approach to Open Spaces, potentially with significant investigations into:

- potential release of land for urban development,
- identification of new areas of for residential rural plots,
- consideration of the Council policy for inner-city food production,
- addressing gaps in the biodiversity network
- thorough investigation of the rural area and associated activities to ensure they are classified correctly and appropriate provision is made for them in the District Plan.
- address the interrelationships between the rural area, productive activities, landscape value, natural/coastal areas and biodiversity.
- Provide for the ability of landowners and managers to diversify land uses to meet changing demands and ensure the viability and sustainable use of their land in changing economic and environment context.

As such policies, objectives and rules in the plan would aim to address those matters identified within the operative District Plan and some of those wider issues identified in other Regional and Council documents both within the plan as well as through Council's visions and policies outside of this and may include Council activities outside the plan. Landowners and Managers would also have the opportunity to feed into the process to enable robust object, policy and rule formation that provides adaptability and futureproofing to the proposed District Plan. This could then potentially enable the Council to facilitate some of its projects and aims from the beginning, thus reducing the need for plan variations.



While this option would require significantly more resources than other options, additional opportunities may be able to be identified given the wider scope of investigations.

## 9. ENGAGEMENT AND STAKEHOLDERS

Depending on the option selected for reviewing this topic, the following level and nature of engagement is anticipated:

- Wider Local Plan consultation and engagement processes.
  - Internal, strategic and community
  - Internal and strategic via meetings
  - Community – suggest survey or dealt with as part of the broader consultation in workshops or open days

There could also be a range of:

- Surveys
- Consultation events for key stakeholders
- Public meetings
- District magazines/newspapers

The primary stakeholders to be engaged with for this topic are:

- Rural communities and residents - Local Community Boards
- Iwi Authorities and Mana Whenua
- GWRC (as land owners/managers and hazards managers)
- Department of Conservation as land owners/managers
- Federated Farmers

## 10. WORK PROGRAMME

This section sets the work programme for the District Plan Review regarding Rural Zones, assuming Option 2 is selected. It outlines:

- Key documents and information that need to be prepared as part of the review,
- Additional information and further research that is required, including reports that need to be commissioned,
- Planned engagement with key stakeholders and the community,
- Risks for the review, and
- A timeline for the Review.

### 10.1 Key documents/information to prepare for the review

Documents to produce in developing the District Plan approach for Rural Zones.	
Document	Responsible officer
This scoping report	Cathy

<p>A summary report to Council's District Plan Review Subcommittee, outlining the context, issues and options for District Plan Review regarding Rural Zones.</p> <p>This will include:</p> <ul style="list-style-type: none"> <li>• Legislative and policy framework,</li> <li>• Current practice,</li> <li>• Recent trends, and</li> <li>• A review of issues and options</li> <li>• Work that needs to be done moving forward –</li> </ul> <p>The intent will be to:</p> <ul style="list-style-type: none"> <li>• Inform on the topic</li> <li>• obtain agreement on which option to proceed with, and</li> <li>• determine whether retain the current approach to the rural zones or undertake a fuller review.</li> <li>• What consideration to be given to future urban areas, zoning of open spaces, quarry protection, other non-rural uses in the rural area.</li> </ul>	Cathy
<p>A community and stakeholder engagement plan, including:</p> <ul style="list-style-type: none"> <li>• The objectives/desired outcomes for engagement on Rural Zones,</li> <li>• The parties that will be engaged,</li> <li>• The form of engagement for each party,</li> <li>• How the engagement will inform the District Plan Review, and</li> <li>• The risks associated with engagement.</li> </ul>	Cathy and Jon
<p>A discussion document outlining issues and options for Rural Zones, to inform stakeholder and community engagement</p>	Cathy
<p>A summary of the outcomes of community and stakeholder engagement, including:</p> <ul style="list-style-type: none"> <li>• A description of the engagement that took place, and</li> <li>• The information obtained through engagement.</li> <li>• Any additional issues and opportunities identified through engagement with iwi, stakeholders and the community.</li> </ul>	Cathy and Jon
<p>A section 32 evaluation of proposed objectives, policies, rules and other methods for a proposed District Plan, including (specifically for the Rural Zones chapter):</p> <ul style="list-style-type: none"> <li>• The context for the Review,</li> <li>• The process for the Review,</li> <li>• The sources of information that have informed the review,</li> <li>• The mana whenua, stakeholder and community engagement for the review,</li> <li>• An evaluation of objectives for the District Plan,</li> <li>• An evaluation of practicable approaches for the District Plan, and</li> <li>• An evaluation of policies, rules and other methods for the District Plan.</li> </ul>	Cathy
<p>A draft Rural Zones chapter, for consultation</p>	Cathy
<p>A summary of the outcomes of and responses to formal consultation</p>	Cathy
<p>A proposed Rural Zones chapter, for notification</p>	Cathy
<p>A section 42 report</p>	Cathy

## 10.2 Key risks for the review

Key risks for the District Plan Review with regard to Rural Zones.			
Risk	Likelihood	Impact	Risk management/ mitigation
Little interest, awareness from councillors, including those on the District Plan Review subcommittee.	Low	Low	No need for mitigation
Little interest/input from key stakeholders	Medium	Low	No need for mitigation
Little interest/input from affected communities.	Medium	Low	No need for mitigation
Significant interest from specific sectors of the community	Medium	Medium	Potential for one sector of the community to have a greater input into consultation because of specific concerns – may skew consultation outcomes.  Ensure wide consultation
Conflicting views between stakeholders, affected communities and council.	Medium	Medium	Joint meetings between relevant parties to discuss views, and where possible, resolve issues.
Staffing/ lack of resources.	Low	Medium	No need for mitigation.
Unanticipated outcomes from technical reports if any are found to be necessary	Low	high	Undertake any research early in the process to allow early instruction to consultants so any unexpected outcomes can be addressed.
Policy direction or input from stakeholders/community suggests further expert review will be needed	Low	Medium	Early engagement so adequate time to engage consultants if necessary
Competing priorities for council, making deadlines hard to meet.	High	Medium	Time management. Organise priorities. Regular progress checks, with early discussions where review is not progressing sufficiently.
Public misinformation – spread especially on social media	Low	medium	Ensuring clear, concise, accurate information is presented in as many forums as possible with high visibility.

## 10.3 Engagement with key stakeholders and the community

### Engagement objectives

The objectives of engagement for the District Plan Review with regard to Rural Zones are:

- Inform and consult with iwi, key stakeholders and the wider community about the review with regard to Rural Zones, and the District Plan's role in addressing the issues.
- Ensuring clear and accurate information spread.

- Gain an understanding of the level of concern with respect to Rural Zones that stakeholders and the community have.
- Follow up with stakeholders on particular issues.
- Avoid “consultation fatigue” by piggy-backing on other consultation opportunities for stakeholders with multiple issues and with the wider community in particular natural environment, earthworks and urban form topics.
- Gain a better understanding of the issues for stakeholders/community on Rural Zones, and identify any new issues.
- Aim to reach agreement and get support from key stakeholders.
- Reduce opposition to the District Plan Review – mitigate risk of affected property owners and businesses adversely impacting the process due to a lack of understanding or discomfort with the process for the review and/or its outcome.

## Summary of engagement

Summary of engagement for the District Plan Review with regard to the Rural Zones.	
Party	Engagement Options
<p>Mana whenua</p> <p>Generally and with respect to the Community Iwi Activity Area Rural Zones standards</p>	<p>Initial discussion, as part of wider review, primarily to inform mana whenua about the review of Rural Zones for the District Plan but also to better understand their level of interest in the issue and whether cultural effects of Rural Zones is a particular concern for them.</p> <p>If iwi are interested:</p> <ul style="list-style-type: none"> <li>• Targeted meetings, and</li> <li>• Invitations to future wider community engagement opportunities on the issue,</li> <li>• Involvement with Council's District Plan Review subcommittee.</li> </ul> <p>Discussion document and draft chapter to be circulated for feedback.</p> <p>On request, a follow-up meeting to discuss draft chapter.</p>
<p>HCC internal departments</p> <ul style="list-style-type: none"> <li>• Park and Recreation Section</li> <li>• Resource Consents</li> </ul>	<p>Ongoing discussions and involvement, in particular with respect to:</p> <ul style="list-style-type: none"> <li>- information provision</li> <li>- Attendance as community events and stakeholder meetings</li> </ul>
<p>Greater Wellington Regional Council</p> <ul style="list-style-type: none"> <li>• As landowners</li> <li>• Regulatory matters</li> </ul>	<p>Initial discussions to inform about the review and to gauge interest. If they are interested in Rural Zones in particular:</p> <ul style="list-style-type: none"> <li>• Targeted meetings as part of meetings on the wider review,</li> <li>• Invitations to future wider/community engagement opportunities on the issue,</li> <li>• If there is strong interest and engagement a discussion document and draft chapter could be circulated for feedback</li> <li>• Follow-up meetings to discuss draft chapter.</li> </ul>
<p>Department of Conservation</p> <ul style="list-style-type: none"> <li>• As landowners</li> </ul>	<p>Initial informal discussions to inform about the review and to gauge interest.</p> <ul style="list-style-type: none"> <li>• Invitations to future wider/community engagement opportunities on the issue,</li> <li>• Potential for targeted meetings if interest in the issues is high and/or contentious - probably in combination with other topics such as Natural Environment</li> <li>• If there is strong interest a discussion document and draft chapter could be circulated for feedback</li> </ul>

Federated Farmers	<p>Provide initial informal about the review and to gauge interest.</p> <ul style="list-style-type: none"> <li>• Invitations to future wider/community engagement opportunities on the wider review,</li> <li>• Potential for targeted meetings if interest in the issues is high and/or contentious - probably in combination with other topics.</li> <li>• If there is strong interest a discussion document and draft chapter could be circulated for feedback</li> </ul>
Rural Residents groups	<p>Initial informal discussions to inform about the review and to gauge interest.</p> <ul style="list-style-type: none"> <li>• Invitations to future wider/community engagement opportunities on the issue,</li> <li>• Potential for targeted meetings if interest in the issues is high and/or contentious - probably in combination with other topics such as Infrastructure, transport, Natural Environment, earthworks, opens spaces.</li> <li>• If there is strong interest a discussion document and draft chapter could be circulated for feedback</li> </ul>
Transport sector (NZTA and KiwiRail)	<p>Initial discussions to inform about the review and to gauge interest. This will likely piggy-back on other topics. If they are interested in Rural Zones in particular:</p> <ul style="list-style-type: none"> <li>• Targeted meetings as part of meetings on the wider review,</li> <li>• Invitations to future wider/community engagement opportunities on the issue,</li> <li>• If there is strong interest and engagement a discussion document and draft chapter could be circulated for feedback</li> <li>• On request, follow-up meeting to discuss draft chapter.</li> </ul>
Wider community	<p>General community open days (on the review in general, rather than on these issues specifically).</p> <p>General questionnaires/surveys (on the review in general or on these issues).</p> <p>Discussion document and draft chapter could be available for feedback.</p> <p>Community open days or meetings with specific individuals or groups and other stakeholders to discuss the draft chapter if interest is high.</p>

## 10.4 Timeline

**Table 10.4. Timeline for the District Plan Review with regard to Rural Zones.**

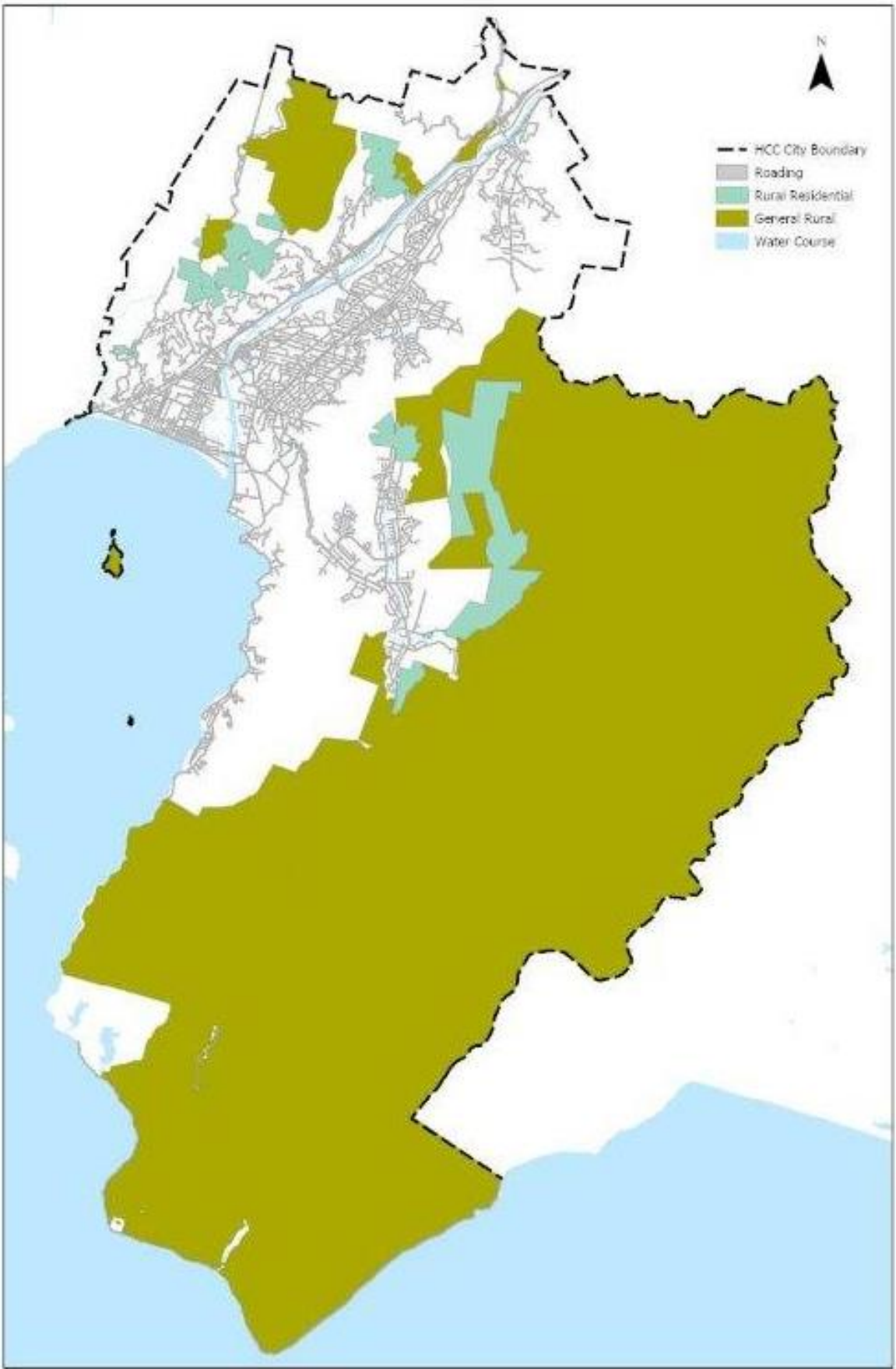
Tasks	2020							2021												2022		2023-2025	
	Jan-Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan-Jun	Jul-Dec		
<b>Legend</b>																							
<i>Task complete</i>																							
<i>Task overdue</i>																							
<i>Future or ongoing task</i>																							
<i>Future or ongoing task – may not be required</i>																							
<b>Key dates</b>																							
Relevant District Plan Review subcommittee meeting							?																
Local body elections																					October		
<b>Stage 1 – as per general Review timeline</b>																							
<b>Stage 2</b>																							
<b>Gather Information</b>																							
Early engagement with stakeholders																							
Review existing and emerging practice in other district plans and technical standards																							
<b>Prepare issues and options for subcommittee</b>																							
Prepare issues and options paper.																							

Get the number of building applications for the rural res and rural areas to assess how many new buildings were built under PD rules.  Compare and analysis – e.g. XX% of applications did not comply.																						
Update work program if necessary based on options selected.																						
<b>Prepare for engagement</b>																						
Prepare stakeholder engagement plan.																						
Prepare discussion document.																						
<b>Engagement</b>																						
Engage more widely with stakeholders based on the discussion document.																						
Release discussion documents publicly for wider community engagement.																						
<b>Prepare a draft Rural Zones chapter, with initial s32 evaluation</b>																						
Prepare a draft Rural Zones chapter																						
Prepare an initial section 32 evaluation for the Rural Zones chapter																						
<b>Engage of draft District Plan</b>																						
Release the draft District Plan for public feedback																						
<b>Stage 3</b>																						
<b>Review feedback on draft Rural Zones chapter</b>																						
Consolidate, summarise and review feedback received on the draft Rural Zones chapter.																						

Update s32 evaluation with responses from draft District Plan engagement																				
<b>Follow-up engagement from the draft District Plan engagement</b>																				
Additional targeted (or even more general) engagement in response to feedback from the draft District Plan engagement.																				
Consolidate, summarise and review feedback from additional engagement																				
<b>Prepare proposed Rural Zones chapter and s32 evaluation</b>																				
Prepare the proposed Rural Zones chapter																	6mnths			
Finalise the s32 Evaluation report for the Rural Zones chapter																	6mnths			
<b>Stages 4 and 5</b>																				
Notify proposed District Plan																	6mnths	12mnths	12mnths	
Summarise and respond to consultation																				
Prepare s42A report																				
Submissions/Hearings/Decisions																	6mnths	12mnths	12mnths	
Environment Court Appeals																	6mnths	12mnths	12mnths	



APPENDIX 1 – EXTRACT OF OPERATIVE DISTRICT PLAN MAPS



## Appendix 2:

topic	Issue	objective	policies	rules	outcomes	
<b>Rural Residential Activity Area</b>						
Rural Residential Character and Amenity Values	The mix of residential and small scale rural activities, the subdivision pattern and the sense of open space contribute to the character and amenity values of the various rural residential areas. Inappropriate activities and development and performance standards will adversely affect the existing character and amenity values of these areas.	To ensure that the character and amenity values of rural residential areas are maintained and enhanced	To provide for rural residential development where the existing activities and subdivision pattern have established areas with rural residential characteristics and amenity values. To ensure that the adverse effects of activities do not detrimentally affect rural residential character and amenity values or the intrinsic values of ecosystems. To allow for small businesses providing products and services to the entire City and where a rural environment is more appropriate because of the scale and effects generated by the activities. To ensure that rural residential character and amenity values are not compromised by inappropriate subdivision standards.	8B2.1.1 8B2.2 8B2.3	Maintenance and enhancement of the character and amenity values of rural residential areas. Containment of the urban and rural residential environments Opportunities for a diverse range of activities which are appropriate to rural residential areas where adverse effects can be appropriately managed.	
Opportunity for Future Urban Growth	A significant amount of land on the western hills of the Hutt Valley and in Wainuiomata was previously zoned r	To retain land as rural residential, recognising that it may be appropriate to utilise the land for urban expansion in the future if demand justifies this	To allow for rural residential development adjacent to urban environments where it may be appropriate for there to be expansion of the urban environment in the long term future.		Recognition of those locations where future urban growth may be appropriate in the long term	
8A 1.1.3 Liverton Road	The narrow formation and twisty alignment of Liverton Road mean that it is inappropriate to allow further subdivision or new activities which result in an increase in traffic volumes using the road.	To recognise that it is not appropriate for there to be further growth in the number of vehicles using Liverton Road.	To require subdivisions creating the opportunity for further dwellings or new activities that will generate traffic movements to use alternative routes to Liverton Road.		Avoidance of the adverse effects of growth in traffic volumes on Liverton Road.	
8A 1.1.4 Recreation	It is appropriate to allow a range of recreation and leisure activities in rural residential areas, where amenity values and character can be maintain	To allow rural residential areas to be used for recreation and leisure activities, where amenity values and character are not adversely affected.	To allow for activities that provide recreational opportunities or ancillary facilities that support recreational activities.	8B2.1.1(m) 8B2.2 (a,b&c) 8B2.2.1 (a,b&c)	Opportunities for a diverse range of activities which are appropriate to rural residential areas where adverse effects can be appropriately managed.	
8A Forestry	1.1.5 Harvesting of commercial forestry can have adverse effects on the visual amenities of the rural residential area. It is important that these be mitigated to ensure the maintenance and enhancement of rural residential	To maintain and enhance the visual amenity values of rural residential areas by ensuring that the adverse effects generated by the clearing of commercial forestry are	To require appropriate amenity planting, where planting extends to the road boundary, to mitigate the adverse visual effects resulting from the harvesting of commercial forestry. To require commercial forestry to be planted at a minimum distance	8B2.1.1(l)	Opportunities for a diverse range of activities which are appropriate to rural residential areas where adverse effects can be appropriately managed.	

topic	Issue	objective	policies	rules	outcomes	
	amenity values and character.	appropriately mitigated.	from site boundaries to mitigate the adverse effects of shading.			
				8B 2.2(h) 8B2.2.1(h) 8B2.3(d)	Avoidance of undue adverse effects on quarrying operations in the Extraction Activity Area from activities within the Quarry Protection Area	
8A 1.2.1 Minimum Requirements for Sites and Buildings	The size and shape of sites, the number and size of buildings and the location of buildings on the sites are important elements in determining the character and amenity values of rural residential areas. It is necessary to have conditions relating to these elements to ensure the character and amenity values of rural residential areas are maintained, and that buildings and structures are sited to avoid or mitigate the adverse effects of flood hazards.	To recognise those elements within a site that determine the character and amenity values of rural residential areas and manage them appropriately.	To ensure the character and amenity values of rural residential areas are maintained and enhanced through specific minimum site area conditions for dwellings. To require minimum setback requirements and maximum site coverage for all buildings. To establish appropriate minimum conditions for the size and shape of sites. To manage the siting of all buildings and structures to mitigate the effects of a flood hazard on development.	8B2.1.1(b-e, r,s)       8B2.1.1(t) 8B2.2(i)	Maintenance and enhancement of the character and amenity values of rural residential areas	

### Appendix 3 – Summary table of Resource Consent applications in the Rural Residential Activity Area from 2000 until the end of 2019

RM No	Description	1o type	Activity type	decision	Date lodged	Date decision		
<b>Subdivision and land use</b>								
RM110158	Boundary adjustment transferring 3908m2 from 199 into 197 Hill Road.	LdUseSbC	Discretion	Granted	07/06/2011	30/06/2011		
RM120336	3 lot subdivision small scale shortfall on minimum lot size and staged earthworks totalling 775m3, stage 2 earthworks and 10 year consent timeframe.	LdUseSbC	discretion	Granted	19/11/2012	19/12/201		
RM160003	Boundary adjustment resulting in an undersized lot	LdUseSbC	discretion	Granted	20/01/2016	16/02/2016		
RM160022	Three lot subdivision creating one additional residential lot & earthworks totalling 4550m3	LdUseSbC	restricted	Granted	17/02/2016	08/04/2016		
RM160298	Two lot subdivision and earthworks to construct building platform	LdUseSbC	discretion	Granted	30/11/2016	18/01/2017		
RM170002	Boundary adjustment subdivision and land use that does not comply with the net site area rules of the District Plan.	LdUseSbC	discretion	Granted	05/01/2017	08/02/2017		
RM170038	2 lot fee simple subdivision and retrospective land use consent for a site coverage non-compliance in the rural residential activity area	LdUseSbC	discretion	Granted	24/02/2017	03/04/2017		
RM170251	2 Lot subdivision that does not comply with minimum net site area and shape factor	LdUseSbC	Discretion	Granted	14/09/2017	31/10/2017		
RM190276	2 Lot Subdivision, new dwelling and earthworks	LdUseSbC	Discretion	Granted	14/08/2019	18/09/2019		
<b>Subdivision</b>								
RM140109	Section 223 only for a boundary adjustment	SubCon	permitted	Granted	20/05/2014 14:58:21	3/06/2014 12:09		
RM120232	Boundary adjustment between 120 and 120A Sweetacres Drive.	SubCon	controlled	Granted	15/08/2012 12:40:28	24/08/2012 15:25		
RM160111	Two lot subdivision with esplanade strip encroaching on road reserve	SubCon	discretion	Granted	17/05/2016 16:29:14	27/06/2016 8:41		
RM160230	Two Lot Subdivision Consent	SubCon	discretion	Granted	22/09/2016 10:57:17	14/10/2016 10:19		
<b>Land Use</b>								
RM100088	Retrospective and proposed earthworks that do not comply with the volume and height of earthworks requirements.	LandUse	Restricted	Granted	22/03/2010 13:52:53	10/05/2010 13:19		
RM100140	Retrospective consent for remedial earthworks and retaining wall for 2,300m3 of fill up to 4m deep deposited to the north of the dwelling.	LandUse	Restricted	Granted	22/04/2010 8:52:43	12/09/2012 16:55		
RM100219	Dwelling extensions that do not comply with the required 20m setback from a stream.	LandUse	Discretion	Granted	15/06/2010 0:50:20	12/07/2010 9:26		
RM100325	Retrospective consent for a shed within 5m of a side boundary, and a lean-to within 5m of the front boundary	LandUse	Discretion	Granted	16/08/2010 12:42:08	20/09/2010 10:20		
RM100434	Establish and operate a boarding kennel for up to 20 small dogs which is not an identified permitted activity in the Rural Residential AA.	LandUse	Restricted	Granted	01/11/2010 14:26:25	23/12/2010 9:41		
RM100492	Earthworks to create a building platform for a dwelling, courtyard and access which exceeds permitted volume and cut rules.	LandUse	Restricted	Granted	02/12/2010 8:09:36	12/01/2011 17:05		
RM100498	Proposed wetland that exceeds earthworks requirements	LandUse	Restricted	Granted	06/12/2010 16:44:18	12/01/2011 15:25		
RM110013	Additions to dwelling and proposed garage which do not comply with the site coverage and earthworks rules of the Rural Residential AA	LandUse	Discretion	Granted	28/01/2011 11:28:18	14/03/2011 9:36		
RM110138	Dwelling addition to house a residential swim-spa pool that does not comply with side yard rule.	LandUse	Discretion	Granted	18/05/2011 8:13:02	27/05/2011 16:30		
RM110223	Proposed earthworks to create access and provide suitable grazing areas.	LandUse	Restricted	Granted	18/07/2011 14:58:44	5/10/2011 11:06		
RM120069	Earthworks to existing fill to create grades and importation of topsoil (400m3) to create a grass area.	LandUse	discretion	Granted	09/03/2012 12:31:34	17/04/2012 12:00		

RM No	Description	1o type	Activity type	decision	Date lodged	Date decision		
RM120123	Garage that does not comply with the front and side yard rules.	LandUse	discretion	Granted	11/05/2012 11:21:21	23/05/2012 11:16		
RM120267	Earthworks in a rural residential area that exceed the amount permitted under the District Plan.	LandUse	restricted	Granted	19/09/2012 9:16:11	19/10/2012 14:08		
RM120388	Earthworks that exceed maximum volume and height rules.	LandUse	restricted	Granted	20/12/2012 8:32:40	29/01/2013 8:57		
RM130156	Retrospective consent for horse shelter/barn that exceeds the permitted maximum site coverage of 450m2.	LandUse	discretion	Granted	15/05/2013 12:00:11	10/06/2013 11:28		
RM140006	Earthworks that exceed volume and height, and a water tank within the yard setbacks.	LandUse	restricted	Granted	21/01/2014 10:27:16	14/02/2014 12:19		
RM140110	Earthworks that exceed permitted volume and height - 2609m3 and 4.2m cut.	LandUse	restricted	Granted	21/05/2014 8:18:58	12/06/2014 9:08		
RM140113	Earthworks in excess of 1.2m in height with a total volume of 90m3.	LandUse	restricted	Granted	21/05/2014 13:40:11	17/06/2014 13:04		
RM140122	Accessory building for Waglands Dog Retreat that does not comply with maximum site coverage and yard rules.	LandUse	restricted	Granted	03/06/2014 9:00:58	27/06/2014 14:31		
RM140170	Indoor BBQ area and hay shed which breaches site coverage for the rural residential activity area.	LandUse	discretion	Granted	08/07/2014 16:40:49	4/08/2014 16:35		
RM150099	New dwelling in the Rural Residential Activity Area that does not comply with side yard and earthworks requirements	LandUse	discretion	Granted	14/05/2015 12:36:50	5/08/2015 14:33		
RM150249	Earthworks for new dwelling	LandUse	restricted	Granted	02/10/2015 9:50:57	29/10/2015 11:44		
RM150277	Proposal to undertake earthworks which exceed the permitted activity condition for height.	LandUse	discretion	Granted	28/10/2015 11:26:24	25/11/2015 10:46		
RM150287	New dwelling and associated earthworks	LandUse	restricted	Granted	06/11/2015 16:34:22	2/12/2015 14:16		
RM160007	New plant nursery replacing existing structures and associated earthworks	LandUse	noncomply	Granted	27/01/2016 9:39:24	24/02/2016 15:29		
RM160168	Retrospective earthworks	LandUse	restricted	Granted	08/07/2016 16:39:36	7/09/2016 13:45		
RM160195	Construction of a new dwelling and associated earthworks.	LandUse	discretion	Granted	15/08/2016 13:46:12	30/12/2016 9:42		
RM160256	Partially retrospective land use consent for 500m3 of earthworks	LandUse	restricted	Granted	18/10/2016 12:32:46	10/11/2016 10:31		
RM170041	Earthworks associated with upgrading the existing driveway and to form a building platform.	LandUse	restricted	Granted	28/02/2017 14:55:35	30/03/2017 15:22		
RM170093	New dwelling that does not comply with net site area, maximum height, site coverage and earthworks requirements.	LandUse	discretion	Granted	24/04/2017 15:32:20	26/05/2017 15:05		
RM180042	Earthworks associated with landscaping of rear yard	LandUse	restricted	Granted	14/02/2018 9:42:18	15/03/2018 8:39		
RM180069	Land use consent for bulk earthworks	LandUse	restricted	Granted	12/03/2018 16:44:58	12/04/2018 12:07		
RM180077	Additions to an existing dwelling that breaches site coverage w/ associated earthworks within a significant cultural resource area	LandUse	discretion	Granted	22/03/2018 10:37:15	23/04/2018 15:35		
RM180374	New dwelling and associated earthworks	LandUse	discretion	Granted	01/11/2018 8:00:00	28/11/2018 10:53		
RM190171	New dwelling & earthworks	LandUse	Discretion	Granted	04/06/2019 8:18:31	2/07/2019 16:39		

### Appendix 3 - Summary table of Resource Consent applications in the General Rural Activity Area from 2000 until the end of 2019

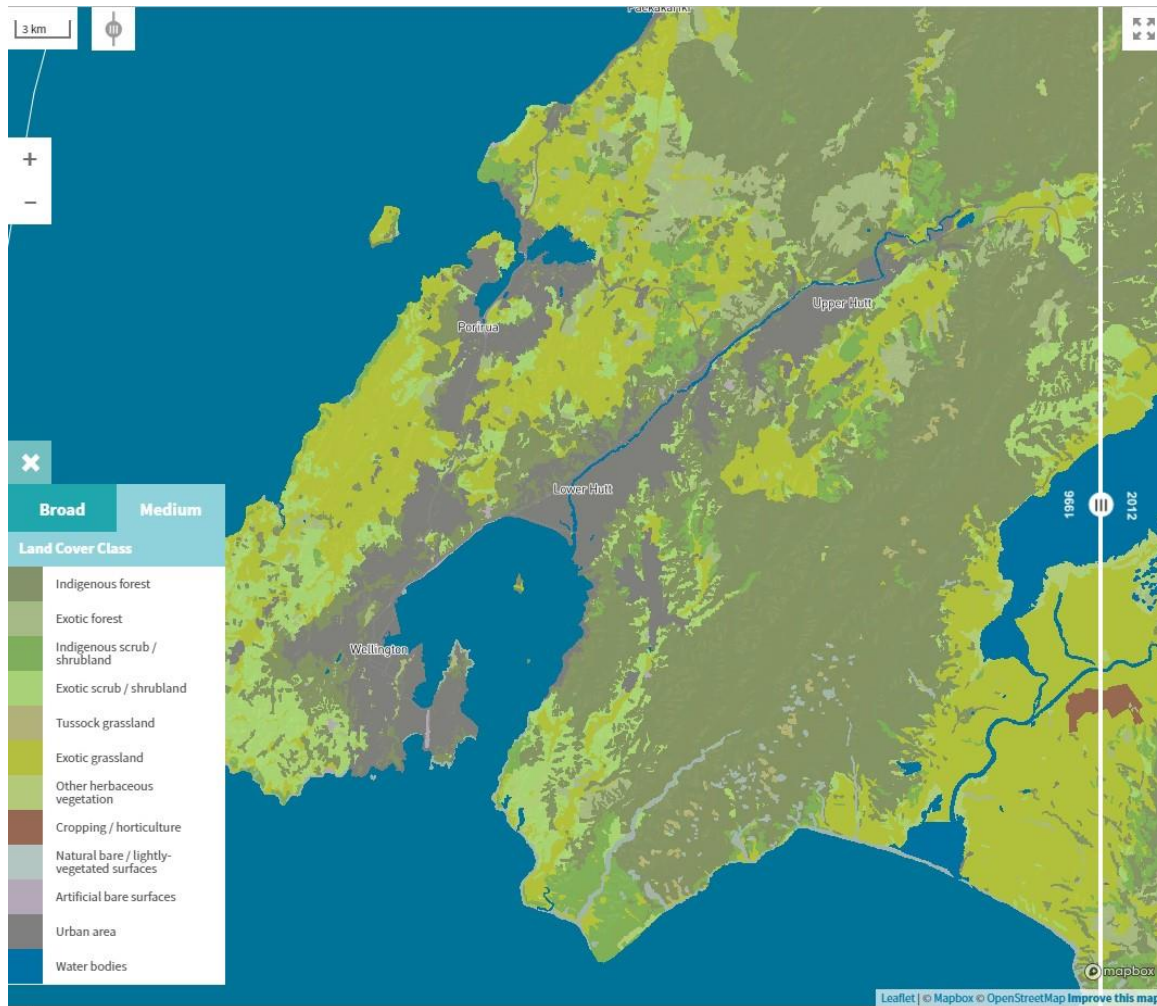
RM No	Description	Activity type	decision	Date lodged	Date decision	Further info
<b>Subdivision and associated land use</b>						
RM100380	Three allotment subdivision which does not comply with the net site area and frontage requirements of the General Rural Activity Area.	Discretion	Granted	15/09/2010 9:53:39	19/10/2010 14:41	
RM140187	Four lot subdivision that does not meet allotment size, engineering design standards and general rules for earthworks. Land use consent for being within the area shown in appendix general rural 5 where all activities are identified restricted discretionary, and to establish future dwellings on sites that do not comply with minimum net site area.	discretion	Granted	29/07/2014 16:34:38	14/10/2014 16:19	
RM150031	Three lot subdivision within general rural activity that doesn't meet minimum lot size. Land use consent for net site area and a shed within the minimum side yard.	discretion	Granted	20/02/2015 11:36:39	30/03/2015 16:04	
RM150195	Change to condition 1 of resource consent RM140187 to transfer 8.5ha from Lot 5 to Lot 2	discretion	Granted	11/08/2015 9:56:27	24/08/2015 15:52	
RM150271	Boundary adjustment and partially retrospective earthworks	discretion	Granted	21/10/2015 9:36:25	14/12/2015 15:00	
RM160289	Two lot subdivision, construction of a new dwelling and associated earthworks.	discretion	Granted	22/11/2016 15:12:27	16/01/2017 12:58	
RM170324	2 lot subdivision within the general rural activity area.	discretion	Granted	24/11/2017 8:56:04	2/02/2018 17:20	
RM190236	Six lot subdivision (including one lot to be vested as road reserve)	Discretion	Granted	09/07/2019 12:43:50	6/12/2019 13:54	
<b>subdivision</b>						
RM100048	Sec 226 Certificate -		Granted	19/02/2010 16:40:33	11/03/2010 9:24	
RM140341	Subdivision of one lot into four in the General Rural activity area. Discretionary activity as some lot sizes will be less than 15ha.	discretion	Granted	12/12/2014 15:36:15	12/02/2015 9:12	
RM150110	Boundary adjustment subdivision which does not comply with the allotment design requirements for subdivision within the General Rural activity area.	discretion	Granted	03/06/2015 16:07:27	24/06/2015 8:59	
<b>Land Use</b>						
RM100012	Dwelling that does not comply with minimum net site area requirement (15 ha).	Discretion	Granted	19/01/2010 11:49:08	11/05/2010 14:25	
RM100169	Retrospective consent for earthworks which do not comply with the maximum quantity and height requirements for the General Rural AA.	Restricted	Granted	12/05/2010 15:35:46	12/08/2010 12:18	
RM100202	Retrospective resource consent for a commercial recreation activity (Wainuiomata Golf Course) and for earthworks	Restricted	Granted	04/06/2010 8:58:10	25/06/2010 14:26	
RM100251	Retrospective earthworks for dwelling platform, vehicle access and temporary track to allow for relocated dwelling to be positioned.	Restricted	Granted	02/07/2010 0:00:00	29/07/2010 16:59	
RM110062	Earthworks to create building platforms for a dwelling and accessory building that do not comply with the volume and depth of cut requirements.	Restricted	Granted	11/03/2011 13:34:58	23/03/2011 8:27	
RM110068	Earthworks for building platforms 271m3	Restricted	Granted	17/03/2011 9:31:19	8/04/2011 16:11	
RM110097	Relocate a dwelling and garage on to site and retrospective consent for 1210m3 earthworks.	Restricted	Granted	07/04/2011 15:29:00	15/06/2011 9:34	
RM110134	Extension to dwelling within the minimum yard requirement and undertake associated earthworks.	Discretion	Granted	13/05/2011 12:28:18	2/06/2011 11:11	
RM110163	Establish, operate and maintain a wind turbine on Matiu/Somes Island that does not comply with yard, height, recession plane, site coverage, and noise rules of the General Rural Activity Area. In addition, Matiu/Somes Island is identified SCR 21.	Discretion	Granted	13/06/2011 16:09:02	9/02/2012 9:25	

RM No	Description	Activity type	decision	Date lodged	Date decision	Further info
RM110218	Continue operation of a kitset building manufacturing business in the General Rural AA and Wellington Faultline Special Study Area, and buildings over 1000m2 in total.	NonComply	Granted	13/07/2011 10:06:10	8/08/2011 9:58	
RM120027	Removal of vegetation and earthworks associated with tower refurbishment, transmission line upgrades & associated activities - 35 year consent period.	Restricted	Granted	31/01/2012 16:05:07	29/06/2012 15:47	
RM120066	Short stay visitor accommodation for up to 50 people in 8 existing dwellings, function centre for up to 100 people, and commercial recreation activities and nursery.	Discretion	Granted	06/03/2012 11:32:42	25/05/2012 16:21	
RM120162	Land Use Consent for motorised activities within the General Rural and General Recreation activity areas	discretion	Granted	11/06/2012 16:20:46	22/08/2012 14:28	
RM120393	Consent to deposit 2420m3 of fill as well as to retain several existing stockpiles which exceeds the permitted volume and height of earthworks.	restricted	Granted	21/12/2012 15:17:39	5/02/2013 16:32	
RM130015	Partially retrospective consent for an industrial storage activity which is a non-complying activity within the General Rural AA.	noncomply	Granted	29/01/2013 14:54:49	29/04/2013 16:00	
RM130071	Construction of an under width access road and car parking area which is a discretionary activity and the works are within a significant natural resource area..	discretion	Granted	13/03/2013 10:51:41	30/04/2013 13:55	
RM130083	Industrial storage activity which is non complying within General Rural Activity Area.	noncomply	Granted	20/03/2013 8:32:49	16/04/2013 12:10	
RM130144	Storage of mini skips on a rural site for industrial storage.	noncomply	Granted	07/05/2013 10:35:01	29/05/2013 15:36	
RM130193	Construction of a toilet that will be used in association with a recreational activity and associated earthworks.	discretion	Granted	11/06/2013 14:29:33	3/07/2013 16:17	
RM130243	Retrospective consent for earthworks that exceeded those consented by RM110068 and new dwelling on a site less than 15ha.	discretion	Granted	29/07/2013 16:56:41	29/11/2013 14:51	
RM130334	Music festival which is longer in duration than a permitted temporary activity.	restricted	Granted	18/10/2013 11:01:08	26/11/2013 14:37	
RM140005	Retrospective consent for horse arena that does not comply with earthworks requirements.	restricted	Granted	15/01/2014 10:31:47	3/03/2014 15:59	
RM140017	Earthworks for horse riding arena that exceed the permitted volume.	restricted	Granted	29/01/2014 15:48:00	24/02/2014 9:05	
RM140108	Land use consent for a second dwelling unit with a site area of less than 15ha.	discretion	Granted	19/05/2014 15:19:08	13/06/2014 16:02	
RM140195	Earthworks for a horse track that exceeds the maximum height permitted activity conditions of the District Plan.	discretion	Granted	07/08/2014 15:48:19	3/09/2014 14:27	
RM140222	Earthworks to create a new building platform for construction of a woolshed which does not comply with site coverage, recession plane and minimum yard requirements. Site is in both general rural and general recreation activity areas	discretion	Granted	29/08/2014 12:39:40	16/09/2014 9:20	
RM140260	Music festival (Misty Mountain Hop) in general rural activity area	discretion	Granted	17/10/2014 12:57:57	17/11/2014 15:12	
RM150028	Earthworks associated with excavation of gravel from an alluvial fan and the construction of an anti-vehicle trench to protect significant ecological areas within the coastal environment and general rural activity area.	discretion	Granted	19/02/2015 16:28:07	18/03/2015 15:50	
RM150058	Upgrade of an existing communications facility at Baring Head in the General Rural activity area and coastal marine area.	discretion	Granted	20/03/2015 11:40:46	16/04/2015 16:20	
RM150109	Cycle bridge (grade separated facility) which is a controlled activity within chapter 14I - Utilities	controlled	Granted	03/06/2015 13:00:23	26/06/2015 15:58	
RM150120	Earthworks for building platform and driveway in the General Rural Activity Area	restricted	Granted	12/06/2015 15:13:31	9/07/2015 8:01	
RM150189	Proposal to undertake earthworks 31,000m3 for forming forestry roads.	discretion	Granted	05/08/2015 8:24:56	2/09/2015 13:43	

RM No	Description	Activity type	decision	Date lodged	Date decision	Further info
RM150253	Temporary diversion road for Manor Park as part of the SH2/58 upgrade project	discretion	Granted	09/10/2015 8:21:43	6/11/2015 8:00	
RM150280	Land Use Consent - Earthworks for extensions to tracks and building platforms totalling 3774.98m3	restricted	Granted	30/10/2015 14:53:59	26/11/2015 10:14	
RM150324	Earthworks at the Wainuiomata Garden of Remembrance to establish additional ash plots and gardens	restricted	Granted	17/12/2015 17:02:51	18/01/2016 8:33	
RM170015	Operating an existing cleanfill for a further 10 years	discretion	Granted	30/01/2017 14:50:56	9/08/2017 9:30	
RM170100	New communications mast and antenna within Significant Natural Resource 9.	discretion	Granted	28/04/2017 12:26:08	30/05/2017 13:55	
RM170148	Construction of a garage and associated earthworks	discretion	Granted	15/06/2017 10:48:39	12/07/2017 10:00	
RM170160	Vehicle signage workshop in the General Rural Activity Area	noncomply	Granted	23/06/2017 15:42:39	28/07/2017 17:00	
RM170221	Extend overburden deposition area; two additional earthworks seasons; s127 change of condition.	discretion	Granted	16/08/2017 10:59:58	22/11/2017 11:23	
RM180034	Construction of a new bridge within waterway setback and associated earthworks.	discretion	Granted	12/02/2018 15:52:55	19/03/2018 16:19	
RM180070	Extension to house and new car port in breach of minimum side and front yards	discretion	Granted	15/03/2018 14:23:02	26/04/2018 15:24	
RM180326	New 180m2 farm shed that exceeds site coverage	discretion	Granted	02/10/2018 16:55:15	1/11/2018 10:00	
RM190050	Expansion of Wainuiomata cleanfill	Discretion	Granted	06/03/2019 10:22:39	18/12/2019 10:17	
RM190059	Install a light navigation aid on Pencarrow Coast Road.	restricted	Granted	11/03/2019 16:25:26	6/05/2019 13:12	
RM190155	Earthworks to establish access and building platforms	Restricted	Granted	18/05/2019 11:07:34	4/07/2019 8:00	
RM190309	Telecommunication tower	Discretion	Granted	09/09/2019 10:01:43	4/11/2019 13:22	
RM190353	Undertake earthworks to form farm tracks and recreational track	Restricted		09/10/2019 14:25:17		More information



## APPENDIX 4 – LAND COVER



scrub/shrubland is 9% of regional land area. Urban area is 3% of regional land area.

The land area of the Wellington region based on the 2017 regional boundary layer (Statistics NZ) is 811,955 ha.

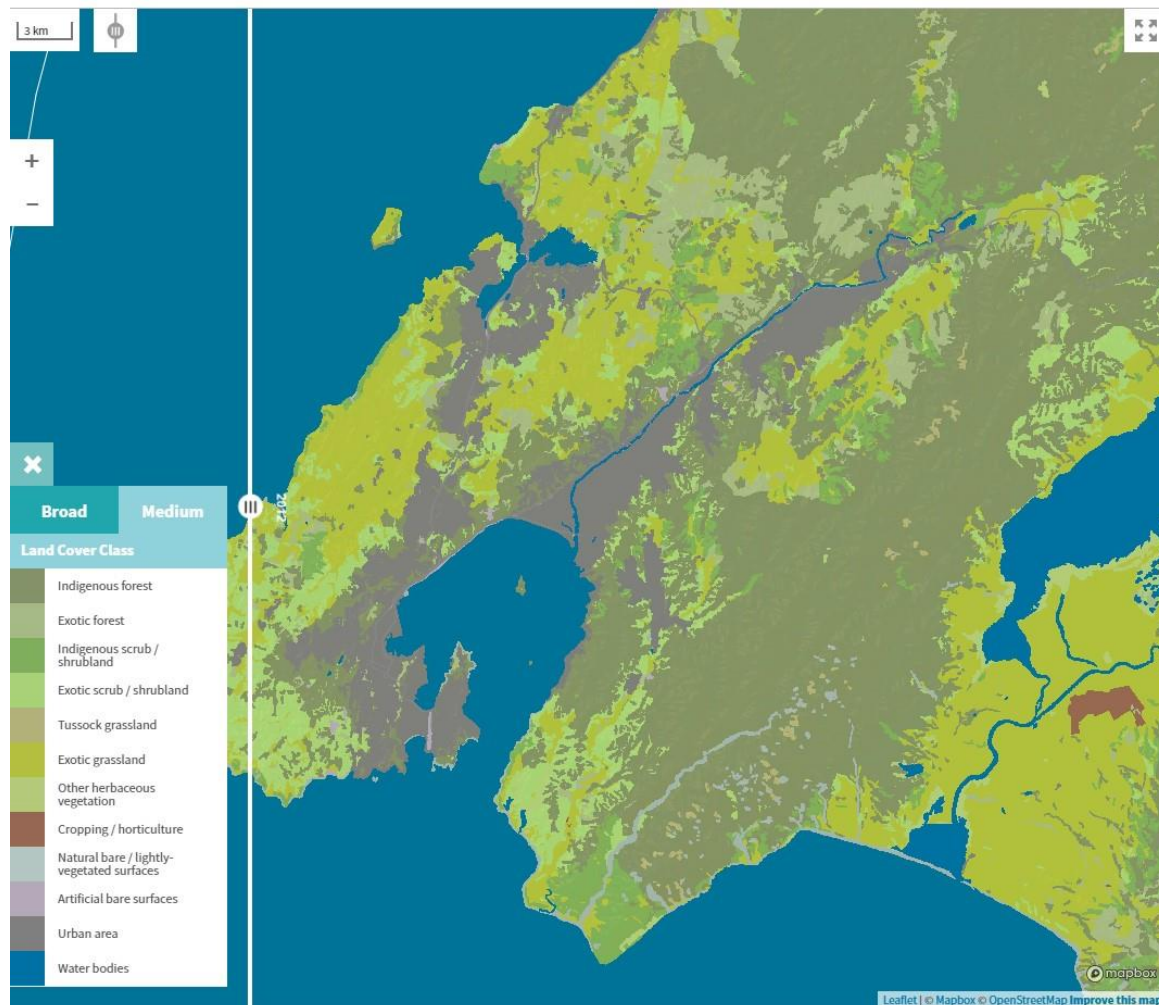
Data table - Wellington Region land cover state (1996)

Land Cover Class	Area	
	ha	%
<b>Forest</b>	<b>278,089</b>	<b>34%</b>
Indigenous forest	215,629	27%
Exotic forest	62,460	8%
<b>Scrub / shrubland</b>	<b>100,159</b>	<b>12%</b>
Indigenous scrub / shrubland	73,317	9%
Exotic scrub / shrubland	26,842	3%
<b>Grassland / other herbaceous vegetation</b>	<b>391,456</b>	<b>48%</b>
Tussock grassland	4,337	1%
Exotic grassland	384,103	47%
Other herbaceous vegetation	3,016	<1%
<b>Cropland</b>	<b>7,129</b>	<b>1%</b>
Cropping / horticulture	7,129	1%
<b>Urban / bare / lightly-vegetated surfaces</b>	<b>24,856</b>	<b>3%</b>
Natural bare / lightly-vegetated surfaces	4,694	1%
Artificial bare surfaces	739	<1%
Urban area	19,423	2%
<b>Water bodies</b>	<b>10,266</b>	<b>1%</b>
Water bodies	10,266	1%

Trend ?

Data table - Wellington Region land cover state (2001)

Land Cover Class	Area	
	ha	%
<b>Forest</b>	<b>287,825</b>	<b>35%</b>
Indigenous forest	214,911	26%
Exotic forest	72,914	9%
<b>Scrub / shrubland</b>	<b>99,276</b>	<b>12%</b>
Indigenous scrub / shrubland	73,105	9%
Exotic scrub / shrubland	26,171	3%
<b>Grassland / other herbaceous vegetation</b>	<b>382,390</b>	<b>47%</b>
Tussock grassland	4,337	1%
Exotic grassland	375,045	46%
Other herbaceous vegetation	3,009	<1%
<b>Cropland</b>	<b>7,242</b>	<b>1%</b>
Cropping / horticulture	7,242	1%
<b>Urban / bare / lightly-vegetated surfaces</b>	<b>24,950</b>	<b>3%</b>
Natural bare / lightly-vegetated surfaces	4,694	1%
Artificial bare surfaces	744	<1%
Urban area	19,513	2%
<b>Water bodies</b>	<b>10,272</b>	<b>1%</b>
Water bodies	10,272	1%



regional land area) and exotic forest (at 10% of regional land area). Indigenous scrub/shrubland is 9% of regional land area. Urban area is 3% of regional land area.

The land area of the Wellington region based on the 2017 regional boundary layer (Statistics NZ) is 811,955 ha.

Data table - Wellington Region land cover state (2012)

Land Cover Class	Area	
	ha	%
<b>Forest</b>	<b>295,885</b>	<b>36%</b>
Indigenous forest	215,027	26%
Exotic forest	80,858	10%
<b>Scrub / shrubland</b>	<b>99,070</b>	<b>12%</b>
Indigenous scrub / shrubland	73,325	9%
Exotic scrub / shrubland	25,745	3%
<b>Grassland / other herbaceous vegetation</b>	<b>372,644</b>	<b>46%</b>
Tussock grassland	4,337	1%
Exotic grassland	365,313	45%
Other herbaceous vegetation	2,995	<1%
<b>Cropland</b>	<b>8,133</b>	<b>1%</b>
Cropping / horticulture	8,133	1%
<b>Urban / bare / lightly-vegetated surfaces</b>	<b>25,916</b>	<b>3%</b>
Natural bare / lightly-vegetated surfaces	4,740	1%
Artificial bare surfaces	793	<1%
Urban area	20,382	3%
<b>Water bodies</b>	<b>10,309</b>	<b>1%</b>
Water bodies	10,309	1%