

**Before the Hearings Panel  
At Wellington City Council**

**Under** Schedule 1 of the Resource Management Act 1991

**In the matter of** Hearing submissions and further submissions on the  
Proposed Wellington City District Plan

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**Stream 7 Reporting Officer Right of Reply of Josh Patterson on behalf of  
Wellington City Council  
(General Rural Zone)**

**Date: 02 May 2024**

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### RIGHT OF REPLY AUTHORS

*Josh Patterson*

- 1 My name is Josh Patterson. I am employed as Principal Advisor in the District Planning Team at Wellington City Council (the Council).
- 2 I have prepared this Reply in respect of the matters in Hearing Stream 7 raised during the hearing.
- 3 I have listened to submitters in Hearing Stream 7, read their evidence and tabled statements, and referenced the written submissions and further submissions relevant to the Rural Chapter and Signs Hearing Stream 7 topics.
- 4 Section 1.2 in both my [Rural Zone](#) and [Signs](#) Section 42A Reports sets out my qualifications and experience as an expert in planning.

5 I confirm that I am continuing to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023, as applicable to this Independent Panel hearing.

## **INTRODUCTION**

6 This Reply follows Hearing Stream 7, held from Tuesday 19 March to Friday 22 March 2024. Minute 46: Stream 7 Follow Up, requested that the Section 42A report authors submit a written Right of Reply as a formal response to matters raised during the hearing by 30 April 2024. This reply addresses those matters raised in relation to the General Rural Zone.

## **RESPONSE TO MINUTE 46**

7 There are several matters which the hearings panel has requested I respond to; these are listed below.

*In relation to the submission from Meridian Energy (Submitter #228) on managing reverse sensitivity near existing wind farms (Mill Creek and West Wind), can the reporting officer please advise his final position as to whether this matter is best addressed in the Rural Zone or in the Renewable Electricity Generation chapter. If it were the Rural Zone, the reporting officer is to advise whether the rules as currently framed fully capture the management of potential reverse sensitivity activities.*

*Further, if the Panel were of a mind to accept the Meridian submission in relation to managing new sensitive activities within the modelled 40 dBA noise contour around both wind farms to give effect to the policies on reverse sensitivity, can the reporting officer please advise what new provisions would be recommended.*

8 My final position is that the matter is best addressed in the General Rural Chapter. On review of the evidence Ms Foster presented in both

her [supplementary evidence](#) and at the Hearing, I agree with her that the most efficient way of providing for management of reverse sensitivity effects in relation to the West Wind and Mill Creek Wind Farms is in the Rural Chapter. It is reasonable to expect that plan users will primarily check the General Rural Zone Chapter for any provisions relating to the construction of residential and rural buildings within the General Rural Zone. I acknowledge that there is a statement at the introduction of the General Rural Chapter which directs users to consider other General District Wide Matters. However, I consider that the provisions are specific to the Rural Zone and that, given this, it makes sense for the provisions to be placed within the General Rural Zone Chapter. Therefore, I have reconsidered my position and now recommend that the requested amendments from Ms Foster are made within the General Rural Zone.

9 Ms Foster has provided a mapped 40dBA area for the West Wind and Mill Creek Wind Farms, these are shown in Appendix 3. The only zones which the mapped 40dBA area extends into is the Rural Zone and the Natural Open Space Zone (NOSZ). However, only a small area of the 40dBA area extends into the NOSZ. Given the District Plan does not anticipate any sensitive activities within the NOSZ, I recommend the areas of the 40dBA area which overlap with the NOSZ are clipped so the 40dBA area only overlaps with the General Rural Zone.

10 I largely agree with the provision framework proposed by Ms Foster. I consider that adding a standard for sensitive buildings within the mapped 40bBA area (Appendix 3) and referring to REG-P12 (Reverse Sensitivity Effects) within the relevant Matters of Discretion is an appropriate response. This framework is set out in Appendix A of Ms Foster's [Evidence](#). However, I recommend a slightly different framework to that proposed by Ms Foster, as set out in Appendix 2.

- 11 The main difference between mine and Ms Foster's recommended amendments is in relation to the Assessment Criteria in standards GRUZ-S4 and GRUZ-S5. I note that Ms Foster has not recommended any additional assessment criteria to assess against when the standard is breached. I consider that the addition of the recommended assessment criteria (shown in Appendix 1 and 2) are necessary to ensure that any application which breaches the proposed new addition to the standards can be assessed against relevant criteria. The notified criteria are not relevant to the assessment of reverse sensitivity effects, given the notified rules and standards did not include any provisions in relation to reverse sensitivity for wind farms. This change is reflected in Appendix 1 and can be seen in isolation in Appendix 2.
- 12 Therefore, I recommend that GRUZ-R17, GRUZ-R18, GRUZ-S4 and GRUZ-S5 are amended as set out in Appendix 2. I agree with and adopt Ms Foster's Section 32AA Assessment in Appendix A of her [Evidence](#). However, I consider my amended framework is the more efficient and effective option as it provides a framework for the development of buildings within the 40 dBA area, with specific assessment criteria. I consider that Ms Foster's version does not provide an adequate pathway for assessing applications when the standards are breached.
- 13 I have considered whether the 40 dBA area is the most appropriate area to refer to in the provisions. I agree with the analysis provided by Ms Foster in paragraphs 5.1 and 5.2 of her [evidence](#) and I am therefore comfortable that the 40 dBA area is appropriate.
- 14 I recommend that the District Plan Maps are amended to include the 40dBA areas under the 'Specific Controls' grouping. I recommend that this layer is called 'West Wind and Mill Creek Wind Farms 40dBA Noise Area'. These areas are mapped in Appendix 3.

*In relation to the requested rezoning by Parkvale Road Limited (Submitter #298) of its "Parkvale Road frontage" from General Rural Zone to Medium Density Residential Zone, if the Panel were of a mind to accept this request insofar as it only relates to the area of proposed development as described by the submitter at the hearing, could the reporting officer please advise on an appropriate zone boundary (accepting that any incursion within the Ridgelines and Hilltops overlay is a matter to be heard in Hearing Stream 8).*

- 15 As part of my [Section 42A Report](#) I included a map which shows the area I recommend to be rezoned. This is in [Appendix D](#) to my [Section 42A Report](#). It directly aligns with the area requested to be rezoned by Parkvale Road Limited (Submitter 298).
- 16 As stated in my [Section 42A Report](#) and in my [supplementary evidence](#), I agree with the requested rezoning to Medium Density Residential Zone from the General Rural Zone at 200 Parkvale Road. My reasons for agreeing with the requested rezoning are stated within these reports and I do not expand further here. In addition, I listened to the evidence provided at the Hearing by Mr Lewandowski, Mr Compton-Moen, and Mr Thompson and I stand by my original support for the rezoning.
- 17 I note that the main issue in contention seems to be the presence of the Ridgelines and Hilltops Overlay on the site. I do not consider this a matter which needs to be addressed alongside the rezoning. This matter can be assessed separately during Hearing Stream 8. Should the Ridgelines and Hilltops overlay be removed from the site during this hearing then the matter is no longer an issue. However, should it be retained, I consider that any development on the area to be rezoned can be undertaken in accordance with the provisions relating to the ridgelines and hilltops overlay.

18           Additionally, I note that the Ridgelines and Hilltops Overlay does not apply to residential land anywhere in the city under the Proposed District Plan. This is the general approach which was taken in the development of the provisions relating to Ridgelines and Hilltops. The reason for this, as stated in Section 4.4 of the [Natural Features and Landscapes Section 32 Report](#), is that the Ridgelines and Hilltops Overlay is not justified as a Qualifying Matter under Sections 77G to 77J of the RMA and therefore cannot preclude residential development in any way. Therefore, should the rezoning be recommended by the Panel, I recommend that the removal of the Ridgelines and Hilltops Overlay on this site is also removed to align with the approach taken throughout the Proposed District Plan, and this matter can be dealt with during Hearing Stream 8. As discussed above, I consider that there is enough evidence for the Panel to recommend the rezoning at 200 Parkvale Road is accepted.

*In relation to Rule GRUZ-R17.2, the reporting officer is to consider whether Policy GRUZ-P11 should also be referenced, and if so, whether there is scope to make such an amendment.*

19           I have reviewed whether GRUZ-P11 should be referenced within GRUZ-R17.2 and I do not agree that it should. GRUZ-P11 refers to vegetation retention and is referenced within GRUZ-R18. I consider that it is appropriate to be referenced within GRUZ-R18 given this rule relates to residential development and is not the predominant activity being provided for within the Zone. The predominant activity is rural farming activities and I consider that having reference to GRUZ-P11 within GRUZ-R17 may impact upon the ability for rural buildings to be constructed efficiently.

20           Notwithstanding my position, I do not consider that there is sufficient scope to be able to make this change. I have reviewed the rural submissions, particularly those that relate to the relevant provisions

(GRUZ-R17, R18 and GRUZ-P11) and I have not found a submission which requests this amendment either directly or indirectly. Additionally, I consider that making the change under Clause 16 would not be appropriate given the more than minor effects the change would have on the development of rural buildings within the General Rural Zone. Therefore, I consider the amendment would be out of scope and I recommend that the Panel do not make this change.

*In relation to policy GRUZ-P5, the reporting officer was to review the wording of clause 8 to clarify what was intended by this clause, with a view to requiring that consultation with Mana whenua be undertaken when Sites and Areas of Significance to Māori are potentially impacted by new mining or quarrying activities or changes of use.*

- 21 The intended outcome of this Policy is that consultation with Mana Whenua is undertaken as part of a detailed management plan, which the Policy is asking for. This is not only in relation to Sites and Areas of Significance to Māori, it includes consultation on matters such as appropriate replanting in the area, or if there is any significance to the land not publicly known.
- 22 Despite this intention, I agree that the Policy is not worded appropriately to signal this outcome. I consider that an amendment to the wording of the Policy would make this clearer. The amendment I would recommend is to remove the statement 'having regard to' at the end of the wording of the chapeau and to replace with 'including'. This would make it clearer that consultation with mana whenua is required. However, on review of submissions, I do not consider that there is sufficient scope to make this change. Should the Panel agree with my recommendation, I would recommend a Plan Change is directed to address this matter.



## ADDITIONAL MATTERS

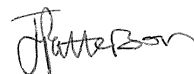
- 23 In paragraph 303 of my [Section 42A Report](#) I recommended to remove reference to the Rural Design Guide in GRUZ-R18. However, I did not make this change in my Appendix A. Therefore, I have made this change in Appendix 1 to this Reply.
- 24 During the Hearing, the Panel asked a question in relation to GRUZ-PREC01-P1, specifically, what does ‘mitigate any risk to lives and property from flooding to a low level’ mean. I have considered the question and agree that the intent is not clear. However, on review of submissions, I do not consider that there is any scope to make an amendment. Therefore, I recommend the Panel direct a Plan Change to address the wording of this policy. My recommended amendment is to remove ‘to a low level’ from the policy. This removes ambiguity and signals that an assessment of flooding effects within the Makara Beach and Makara Village Precinct will be required. Regardless, the Natural Hazard Provisions will also need to be considered.
- 25 Regarding GRUZ-P5, a point was made during the Hearing that requiring a detailed management plan for changes of use within a quarry or mining site may not always be required. I have considered this and do not recommend any changes. I stand by my point made in Paragraph 178 of my [Section 42A Report](#) and note that a detailed management plan will only be required should a resource consent be needed for a change of use. Any permitted changes of use will not require a resource consent and therefore will not require a management plan.
- 26 In the Hearing it was noted that GRUZ-P4 is not referred to in any rules. I do not consider an amendment is needed for this as the Policy is intended to catch any other activity not provided for within the rules of the Chapter. This is primarily through Rules GRUZ-R9 – GRUZ-R14.

27 Minute 46 asks reporting officers to advise whether ‘cannot be achieved’ has been replaced with ‘is not achieved’, in line with decisions made in previous Hearing Streams. This change has not been made within the General Rural Zone Chapter and I therefore recommend that where ‘cannot be achieved’ is referenced, this is replaced with ‘is not achieved’. I consider this amendment can be made under Clause 16 of Schedule 1 to the RMA as the change is minor in that it aligns the Chapter with previous recommendations and decisions made during previous hearings. I recommend this amendment is made to the following provisions: GRUZ-R2.2.a, GRUZ-R3.2.a, GRUZ-R4.2.a, GRUZ-R5.2.a, GRUZ-R7.2.a, GRUZ-R8.2.a, GRUZ-R8.3.a, GRUZ-R17.2.a, GRUZ-R18.2.a, GRUZ-PREC01-R1.2.a, and GRUZ-PREC01-R1.3.a. These changes are reflected in Appendix 1.

**APPENDICES LIST**

- 28 Appendix 1 provides a marked-up copy of the General Rural Zone Chapter.
- 29 Appendix 2 provides my recommendations in relation to Meridian’s reverse sensitivity submission in isolation.
- 30 Appendix 3 provides a copy of the 40 dBA contour lines recommended to be inserted into the District Plan Maps.

**Date:** 02 May 2024



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## APPENDIX 1 – MARKED UP GENERAL RURAL ZONE CHAPTER

Note: Yellow highlighted changes are recommendations made in my Right of Reply.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

# He Rohe Tuawhenua Whānui

## General Rural Zone

<b>GRUZ</b>	<b>General Rural Zone</b>
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### Introduction

The General Rural Zone is the largest Zone in terms of land area. It generally covers land located to the north and west of the urban boundary of the City, and includes South Karori, Makara, Ohariu Valley, Takapu Valley and Horokiwi. The landform varies from steep hillsides and narrow valleys to areas of rolling countryside.

The General Rural Zone has important landscape values and contains significant areas of indigenous vegetation and habitat for indigenous fauna. Parts of the Zone, particularly around Makara, Ohariu Valley and South Karori, also have important recreational values, providing easily accessible opportunities for cycling, mountain biking, tramping, horse-riding and other outdoor activities.

Characteristics of the Zone include a sense of remoteness and spaciousness, with pastoral farming and regenerating indigenous bush interspersed with buildings and structures of a low density and scale. Other features include the narrow windy roads and a general absence of urban infrastructure.

The Zone predominately provides for rural farming activities, although their extent is limited by physical constraints including steep topography and low soil fertility. Other activities that require a rural location, or support existing community needs, can also be accommodated where it can be demonstrated through a resource consent process that they will be compatible with the rural character and amenity that prevails in the Zone.

To support the District Plan's compact city strategic objective, provision for rural lifestyle development is limited. This is achieved through subdivision controls that discourage the fragmentation of land along with a limit of one residential unit per allotment. Subdivision and construction of new dwellings within the Zone will also be assessed against the outcomes and guidelines contained in the Rural Design Guide to ensure that the rural character and amenity of this area is sensitively maintained.

Activities and developments typically associated with urban areas are not provided for in the wider General Rural Zone.

<b>GRUZ- PREC01</b>	<b>Makara Beach and Makara Village Precinct</b>
<b>Introduction</b>	
<p>Properties within the Makara Beach and Makara Village settlements are smaller in size (generally less than 1200m<sup>2</sup> in area) and more residential in character than those in the wider General Rural Zone. Consequently, these settlements are contained within a separate Makara Beach and Makara Village Precinct which includes area specific objectives, policies and rules that apply. Where there is a conflict with the General Rural Zone provisions the Precinct provisions prevail. The provisions of the Natural Hazard chapter are also particularly relevant to building and development within the Makara Beach area of the Precinct.</p>	
<b>Other relevant District Plan provisions</b>	

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

<b>Other relevant regulations</b>	
The provisions in the General Rural Zone do not apply to plantation forestry. This is managed under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.	
<b>Objectives</b>	
<b>General Rural Zone</b>	
<b>GRUZ-O1</b>	<p><b>Purpose</b></p> <p>The General Rural Zone predominately provides for rural activities, complemented by informal outdoor recreation and other activities that have a functional need for a rural location.</p>
<b>GRUZ-O2</b>	<p><b>Character and amenity values</b></p> <p>Activities and development maintain or enhance the predominant character, <del>and</del> amenity <del>and</del> <u>biodiversity</u> values of the General Rural Zone, including the prevalence of natural features over man-made features, a low density and scale of buildings and structures, and a general absence of urban infrastructure.</p>
<b>GRUZ-O3</b>	<p><b>Managing effects</b></p> <p>Adverse effects from activities and development in the General Rural Zone are managed within the Zone and at the Zone interface, and rural activities are not constrained or compromised by incompatible activities and/or reverse sensitivity effects.</p>
<b>Makara Beach and Makara Village Precinct</b>	
<b>GRUZ- PREC01-O1</b>	<p><b>Purpose</b></p> <p>The Makara Beach and Makara Village Precinct provides for the range of residential activities that predominate in the Makara Beach and Village settlements.</p>
<b>GRUZ- PREC01-O2</b>	<p><b>Character and amenity values</b></p> <p>Activities and development will maintain or enhance the predominant character and amenity values of the Makara Beach and Makara Village Precinct, including:</p> <ol style="list-style-type: none"> <li>1. The low density nature and scale of residential development (standalone and primarily 1 or 2 storeys in height); and</li> <li>2. The coastal character of the Makara Beach settlement.</li> </ol>
<b>Policies</b>	
<b>General Rural Zone</b>	
<b>GRUZ-P1</b>	<p><b>Enabled activities</b></p> <p>Enable activities that are compatible with the purpose of the General Rural Zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p> <ol style="list-style-type: none"> <li>1. Rural activities;</li> <li>2. Residential activities in lawfully established residential buildings;</li> <li>3. Informal recreation activities; and</li> <li>4. Small scale cleanfill areas.</li> </ol>
<b>GRUZ-P2</b>	<p><b>Keeping of goats</b></p>

	Provide for the keeping of goats in the General Rural Zone where they are contained and managed to avoid adverse ecological effects within identified significant natural areas.
<b>GRUZ-P3</b>	<p><b>Residential visitor accommodation and home business</b></p> <p>Allow small scale visitor accommodation and home businesses to operate in the General Rural Zone where their nature, scale and intensity is compatible with the character and amenity values of the surrounding area.</p>
<b>GRUZ-P4</b>	<p><b>Potentially compatible activities</b></p> <p>Only allow other activities in the General Rural Zone where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. They are compatible with the character and amenity values of the Zone;</li> <li>2. They will not limit or constrain rural activities, or other lawfully established or permitted activities in the Zone;</li> <li>3. A rural location is required, or the activity is associated with a rural activity, or the activity supports the needs of the local community;</li> <li>4. There are measures in place to manage adverse effects, including reverse sensitivity effects;</li> <li>5. In relation to quarrying activities, mining, cleanfill areas, and intensive indoor primary production activities, any adverse effects can be managed through industry best practice, management plans, monitoring and self-reporting;</li> <li>6. There is adequate capacity in the road network to service the activity and the safe and efficient operation of the network is maintained for all road users, including cyclists, pedestrians and horse riders;</li> <li>7. Appropriate provision is made for associated on-site loading and manoeuvring;</li> <li>8. Adequate on-site infrastructure is available or can be provided to service the activity's needs;</li> <li>9. Indigenous vegetation and visually prominent trees are retained where practicable; and</li> <li>10. Any adverse effects on waterbodies and their margins are effectively managed.</li> </ol>
<b>GRUZ-P5</b>	<p><b>Quarrying and mining site rehabilitation</b></p> <p>Require any new mining or quarrying activities and changes of use on existing quarry or mining sites in the General Rural Zone to demonstrate, through a detailed management plan, how the site will be rehabilitated, having particular regard to:</p> <ol style="list-style-type: none"> <li>1. The rehabilitation objectives, methodology and timescale;</li> <li>2. The intended end use;</li> <li>3. The location, gradient and depth of excavation;</li> <li>4. The availability of cleanfill material, including topsoil;</li> <li>5. Funding required for rehabilitation;</li> <li>6. The surrounding landform and drainage pattern;</li> <li>7. The ability to establish complete vegetation cover;</li> <li>8. The outcomes of any consultation undertaken with mana whenua;</li> <li>9. Any adverse effects associated with rehabilitation; and</li> <li>10. The planned monitoring and reporting on rehabilitation.</li> </ol>
<b>GRUZ-P6</b>	<p><b>Incompatible activities</b></p> <p>Avoid activities and development that:</p> <ol style="list-style-type: none"> <li>1. Are incompatible with the purpose, character and amenity of the General Rural Zone; or</li> <li>2. Will result in an urban form that is inconsistent with the District Plan's compact city strategic objective.</li> </ol>
<b>GRUZ-P7</b>	<b>Rural buildings and structures</b>

	Provide for a range of buildings and structures associated with rural activities that are an integral part of the rural environment but ensure that their scale and location does not compromise the rural character and amenity prevalent within the General Rural Zone.
<b>GRUZ-P8</b>	<p><b>New residential buildings</b></p> <p>Maintain the rural character and amenity of the General Rural Zone by restricting the number of residential units to one per allotment, and by requiring that the design, external appearance, siting and associated site landscaping of any new unit is consistent with the Rural Design Guide.</p>
<b>GRUZ-P9</b>	<p><b>Residential additions, alterations, accessory buildings, and structures</b></p> <p>Enable alterations and additions to residential buildings within the General Rural Zone, along with the construction of associated accessory buildings and structures, provided that their scale and location does not compromise the character and amenity values of the local area.</p>
<b>GRUZ-P10</b>	<p><b>Potentially compatible buildings and structures</b></p> <p>Only allow other buildings and structures where it can be demonstrated that they are compatible with the character and amenity values of the General Rural Zone, having regard to:</p> <ol style="list-style-type: none"> <li>1. The Rural Design Guide;</li> <li>2. The nature and extent of any adverse effects on nearby properties, including outlook, privacy and shading;</li> <li>3. Whether there is a functional need for a specific design or location within the site;</li> <li>4. Whether indigenous vegetation and visually prominent trees are retained where practicable; and</li> <li>5. The ability to mitigate adverse effects through screening, planting and landscaping.</li> </ol>
<b>GRUZ-P11</b>	<p><b>Vegetation retention</b></p> <p>Encourage the retention of existing vegetation in association with site development in the General Rural Zone, particularly native vegetation and visually prominent trees that may not otherwise be protected.</p>
<b>Makara Beach and Makara Village Precinct</b>	
<b>GRUZ- PREC01-P1</b>	<p><b>Residential buildings and structures</b></p> <p>Provide for residential buildings and structures, including alterations and additions, that are compatible with the character and amenity values of the Makara Beach and Makara Village Precinct, and that mitigates any risk to lives and property from flooding to a low level.</p>
<b>Rules: Land use activities</b>	
<b>GRUZ-R1</b>	<b>Rural activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity excludes the keeping of goats.</li> </ol>
<b>GRUZ-R2</b>	<b>Keeping of goats</b>
	<p>1. Activity status: <b>Controlled</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with the requirements of GRUZ-S8 is achieved.</li> </ol> <p>Matters of control are:</p>

	<ol style="list-style-type: none"> <li>Annual inspection of fences by the consent holder and reporting of results to the Council;</li> <li>Annual reporting of stock numbers;</li> <li>Procedures for reporting fence breaches and escapes to the Council and neighbours;</li> <li>Procedures for stock retrieval;</li> <li>The method of stock identification; and</li> <li>Methods of stock disposal if the activity ceases to operate.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule GRUZ-R2.1.a is precluded from being publicly notified or limited notified.</p>
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance with the requirements of GRUZ-S8 <b>cannot be is not</b> achieved.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in GRUZ-P2; and</li> <li>The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard.</li> </ol> <p>Notification status: An application for resource consent made in respect of rule GRUZ-R2.2.a is precluded from being publicly notified.</p>
<b>GRUZ-R3</b>	<b>Cleanfill areas</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The volume of material deposited is less than 100m<sup>3</sup> per title per year.</li> </ol>
	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance with the requirements of GRUZ-R3.1.a <b>cannot be is not</b> achieved.</li> </ol>
<b>GRUZ-R4</b>	<b>Residential activity</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>No more than one residential unit occupies the site.</li> </ol>
	<p>2. Activity Status: <b>Non-complying</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance with the requirements of GRUZ-R4.1.a <b>cannot be is not</b> achieved.</li> </ol>
<b>GRUZ-R5</b>	<b>Recreation activity</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is an informal recreation activity; and</li> <li>Participation in the activity does not incur a fee, including any associated membership fee.</li> </ol>
	<p>2. Activity status: <b>Discretionary</b></p>



Where:	
a. Compliance with the requirements of GRUZ-R5.1 <b>cannot be is not</b> achieved.	
<b>GRUZ-R6</b>	<b>Conservation activity</b>
1. Activity status: <b>Permitted</b>	
<b>GRUZ-R7</b>	<b>Home business</b>
1. Activity status: <b>Permitted</b>	
Where:	
<ul style="list-style-type: none"> <li>a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence;</li> <li>b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time;</li> <li>c. No more than one third of the total gross floor area of all buildings on the site are used for home business activities;</li> <li>d. Activities do not create a dust nuisance;</li> <li>e. The home business does not involve the use of trucks or other heavy vehicles;</li> <li>f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding motor vehicles owned by residents' of the site;</li> <li>g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and</li> <li>h. No retailing must be conducted on the site, except: <ul style="list-style-type: none"> <li>i. Goods retailed online that do not result in customer visits to the site, or</li> <li>ii. Goods ancillary and related to a service provided by the home business.</li> </ul> </li> </ul>	
2. Activity status: <b>Restricted Discretionary</b>	
Where:	
a. Compliance with any of the requirements of GRUZ-R7.1 <b>cannot be is not</b> achieved.	
Matters of discretion are:	
<ul style="list-style-type: none"> <li>1. The effects of non-compliance with any requirement not met;</li> <li>2. The matters in GRUZ-P3; and</li> <li>3. Whether the type of home business may conflict with and /or have a reverse sensitivity effect on any lawfully established or permitted activity occurring on an adjoining property.</li> </ul>	
Notification status: An application for resource consent made in respect of rule GRUZ-R7.2.a is precluded from being publicly notified.	
<b>GRUZ-R8</b>	<b>Visitor accommodation</b>
1. Activity status: <b>Permitted</b>	
Where:	
<ul style="list-style-type: none"> <li>a. The visitor accommodation operates within a residential unit; and</li> <li>b. The maximum occupancy does not exceed 10 guests per night.</li> </ul>	
2. Activity status: <b>Restricted Discretionary</b>	
Where:	
a. Compliance with the requirements of GRUZ-R8.1.b <b>cannot be is not</b> achieved.	
Matters of discretion are:	

<p>1. The effects of non-compliance with any requirement not met;                  2. The matters in GRUZ-P3; and                  3. Whether the visitor accommodation may conflict with and / or have a reverse sensitivity effect on any lawfully established or permitted activity occurring on an adjoining property.                  Notification status: An application for resource consent made in respect of rule GRUZ-R8.2.a is precluded from being publicly notified.</p>	
<p>3. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the requirements of GRUZ-R8.1.a <b>cannot be is not</b> achieved.</p>	
<b>GRUZ-R9</b>	<b>Rural industry</b>
<p>1. Activity status: <b>Discretionary</b></p>	
<b>GRUZ-R10</b>	<b>Intensive indoor primary production</b>
<p>1. Activity status: <b>Discretionary</b></p>	
<b>GRUZ-R11</b>	<b>Pet animal boarding and breeding and day-care</b>
<p>1. Activity status: <b>Discretionary</b></p>	
<b>GRUZ-R12</b>	<b><u>New or extended Quarrying</u> or mining activities</b>
<p>1. Activity status: <b>Discretionary</b></p>	
<b>GRUZ-R13</b>	<b>Emergency service facility</b>
<p>1. Activity status: <b>Discretionary</b></p>	
<b>GRUZ-R14</b>	<b>All Other Activities</b>
<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted, controlled, restricted discretionary or non-complying activity.</p>	
<b>Rule: Building and structure activities in the General Rural Zone</b>	
<b>GRUZ-R15</b>	<b>Repair and maintenance of buildings and structures</b>
<p>1. Activity status: <b>Permitted</b></p>	
<b>GRUZ-R16</b>	<b>Demolition or removal of a building or structure</b>
<p>1. Activity status: <b>Permitted</b></p>	
<b>GRUZ-R17</b>	<b>Construction, alteration or addition to buildings and structures associated with rural activities</b>
<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. GRUZ-S1;</li> <li>ii. GRUZ-S2;</li> <li>iii. GRUZ-S5; and</li> <li>iv. GRUZ-S7.</li> </ul>	

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the relevant requirements of GRUZ-R17.1 **cannot be is not** achieved.

Matters of discretion are:

- 1. The extent and effect of non-compliance with any standard not being met as specified in the associated assessment criteria for the infringed standards; ~~and~~
- 2. The matters in GRUZ-P7; **and**
- 3. **For non-compliance with standard GRUZ-S5.3, the matters in Policy REG-P12.**

Notification status: An application for resource consent made in respect of rule GRUZ-R17.2.a is precluded from being publicly notified.

**GRUZ-R18 Construction, addition or alteration to residential buildings and structures**

1. Activity status: **Permitted**

Where:

- a. The activity is not the construction of a new residential unit; and
- b. Compliance with the following standards is achieved:
  - i. GRUZ-S1;
  - ii. GRUZ-S2;
  - iii. GRUZ-S4; and
  - iv. GRUZ-S7.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the relevant requirements of GRUZ-R18.1 **cannot be is not** achieved.

Matters of discretion are:

- 1. The matters in Policy GRUZ-P1, GRUZ-P8, GRUZ-P9, and GRUZ-P11.
- 2. The extent and effect of non-compliance with any standard not being met as specified in the associated assessment criteria for the infringed standards;
- 3. ~~The Rural Design Guide;~~
- 3. Whether the proposal makes adequate provision for services including water supply, stormwater run-off control and wastewater treatment; ~~and~~
- 4. Where a proposal is located near an existing urban area or an existing residential subdivision, whether services could be undergrounded; ~~and~~
- 5. **For non-compliance with standard GRUZ-S4.3, the matters in Policy REG-P12.**

**Rules: Building and structure activities in the Makara Beach and Makara Village Precinct**

**GRUZ-PREC01-R1 Construction, addition or alteration to residential buildings or structures in the Makara Beach and Makara Village Precinct**

1. Activity status: **Permitted**

Where:

- a. No more than one residential unit occupies the site.
- b. Compliance with the following standards is achieved:
  - i. GRUZ-S1;
  - ii. GRUZ-S3;
  - iii. GRUZ-S4;
  - iv. GRUZ-S6; and
  - v. GRUZ-S7.

<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the relevant requirements of GRUZ-PREC01-R1.1.b <b>cannot be is not</b> achieved.</p> <p>Notification status: An application for resource consent made in respect of rule GRUZ-PREC01-R1.2 is precluded from being publicly notified.</p>
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<p>3. Activity Status: <b>Non-complying</b></p> <p>Where:</p> <p>a. Compliance with GRUZ-PREC01-R1.1.a is not achieved.</p>
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<b>GRUZ-R19</b>	<b>Any building or structure activity not otherwise listed in this table</b>
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<p>1. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted, restricted discretionary or non-complying activity.</p>
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**Standards**

<b>GRUZ-S1</b>	<b>Maximum height</b>
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Building or structure	Limit	Assessment criteria where the standard is infringed:
1. Residential buildings and structures outside the Makara Beach and Makara Village Precinct	5m or the height of the existing residential building, whichever is the greater, up to a maximum of 8m	1. Effects on rural character and amenity; 2. Dominance, privacy and shading effects on adjoining properties; 3. The ability to mitigate adverse effects through screening, planting and landscaping; 4. Whether topographical or other site constraints make compliance with the standard impractical; 5. Whether the form and scale of the building or structure is compatible with other buildings in the vicinity of the site; and 6. The extent to which the additional height is necessary to support a rural or residential activity.
2. Residential buildings and structures within the Makara Beach and Makara Village Precinct	8m or 3.5m for accessory buildings	
3. Buildings and structures associated with rural activities	8m	
4. <u>Buildings and structures associated with other activities.</u>	8m	
This standard does not apply to fences or standalone walls.		

<b>GRUZ-S2</b>	<b>Maximum gross floor area</b>
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Building or structure	Limit	Assessment criteria where the standard is infringed:
1. Residential buildings and structures outside the Makara Beach and Makara Village Precinct	400m <sup>2</sup> combined gross floor area for all buildings and structures <u>on the site.</u>	1. Effects on rural character and amenity; 2. Dominance or privacy effects on adjoining properties;

<p>2. Buildings and structures associated with rural activities</p>	<p>a. maximum gross floor area of 400m<sup>2</sup> for a single building or structure; or b. an aggregated total of 800m<sup>2</sup> gross floor area for all buildings and structures on the site.</p>	<p>3. The ability to mitigate adverse effects through screening, planting and landscaping; 4. Whether topographical or other site constraints make compliance with the standard impractical; 5. Whether the form and scale of the building or structure is compatible with other buildings in the vicinity of the site; and 6. The extent to which the additional floor area is necessary to support a rural or residential activity.</p>
<p><u>3. Buildings and structures associated with other activities.</u></p>	<p><u>400m<sup>2</sup> combined gross floor area for all buildings and structures on the site.</u></p>	
<p>This standard does not apply to up to two rainwater tanks being a maximum diameter of 3.5m and a maximum height of 3m.</p>		
<p><b>GRUZ-S3</b></p>	<p><b>Building coverage within the Makara Beach and Makara Village Precinct</b></p>	
<p>1. Maximum building coverage within the Makara Beach and Makara Village Precinct is 40%.</p> <p>This standard does not apply to eaves up to 600mm in width.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Dominance, privacy or shading effects on adjoining properties;</li> <li>2. Design, siting and compatibility with other buildings in the vicinity of the site;</li> <li>3. The ability to mitigate adverse effects through screening, planting and landscaping; and</li> <li>4. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>	
<p><b>GRUZ-S4</b></p>	<p><b>Minimum boundary setbacks for residential buildings</b></p>	
<p><b>Building type and location</b></p>	<p><b>Setback</b></p>	<p>Assessment criteria where the standard is infringed:</p>
<p>1. Residential buildings, accessory buildings and structures outside the Makara Beach and Makara Village Precinct.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>a. Fences or standalone walls; and</li> <li>b. Up to two rainwater tanks in a side or rear yard not exceeding a maximum diameter of 3.5m or a maximum height of 3m.</li> </ol>	<p>6m from any site boundary</p>	<ol style="list-style-type: none"> <li>1. Dominance, privacy or shading effects on adjacent properties;</li> <li>2. Design, siting and compatibility with other buildings in the vicinity of the site;</li> <li>3. The ability to mitigate adverse effects through screening, planting and landscaping; and</li> <li>4. <b>The ability to mitigate any reverse sensitivity effects through design and location; and</b></li> <li>5. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
<p>2. Residential buildings, accessory buildings and structures within the Makara Beach</p>	<p>3m from a road boundary. 1m from all other site boundaries.</p>	

<p>and Makara Village Precinct This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Fences or standalone walls;</li> <li>b. Uncovered decks and uncovered structures no more than 500mm in height above ground level; and</li> <li>c. Eaves up to 600mm in width.</li> </ul>	<p>Accessory buildings may be located within the road boundary setback if the maximum combined width of the accessory buildings in the setback does not exceed 6m.</p> <p>An accessory building that is 6m or less in length may be located, on a one per site basis, within any other site boundary setback.</p>	
<p><b>3. Residential buildings, accessory buildings and structures within the 40dBA noise contour line.</b></p>	<p><b>No part of the building shall be located closer to any existing wind turbine in the West Wind or Mill Creek wind farms than the 40 dBA noise contour line shown on the Plan maps.</b></p>	
<p><b>GRUZ-S5 Minimum boundary setbacks for rural buildings, and non-residential buildings</b></p>		
<p><b>Rural building or structure</b></p>	<p><b>Setback</b></p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. Effects on rural character and amenity;</li> <li>2. Dominance, privacy or shading effects on adjacent properties;</li> <li>3. The ability to mitigate adverse effects through screening, planting and landscaping;</li> <li><b>4. The ability to mitigate any reverse sensitivity effects through design and location;</b></li> <li>5. Whether topographical or other site constraints make compliance with the standard impractical; and</li> <li>6. Whether the form and scale of the building or structure is compatible with other buildings in the vicinity of the site.</li> </ul>
<p>1. Buildings under 50m<sup>2</sup> in area</p>	<p>3m minimum from all yards</p>	
<p>2. Buildings over 50m<sup>2</sup> in area</p>	<p>6m minimum from all yards</p>	
<p>3. <b>Buildings for sensitive activities</b></p>	<p><b>No part of the building shall be located closer to any existing wind turbine in the West Wind or Mill Creek wind farms than the 40 dBA noise contour line shown on the Plan maps.</b></p>	
<p>This standard does not apply to up to two rainwater tanks in a side or rear yard, being a maximum diameter of 3.5m and a maximum height of 3m.</p>		
<p><b>GRUZ-S6 Height in relation to boundary within the Makara Beach and Makara Village Precinct</b></p>		
<ul style="list-style-type: none"> <li>1. No part of any building, accessory building or structure may project beyond a building line of 45° from a height of 2.5m above ground level from all side and rear boundaries of the site, unless provided for in 2. or 3. below;</li> <li>2. A gable may breach 1. above by no more than one third of the gable height; and</li> <li>3. Where the site abuts a boundary shared with an access strip, access lot, public accessway, or right of way, the measurement must be taken</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. Dominance, privacy and shading effects on adjoining sites.</li> </ul>	

<p>from the furthest boundary.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> <li>a. A boundary with a road;</li> <li>b. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and</li> <li>c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g., finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.</li> </ol>	
<p><b>GRUZ-S7</b>      <b>Fences and standalone walls</b></p>	
<ol style="list-style-type: none"> <li>1. Any fence or standalone wall, or combination of these structures, must not <b>exceed</b>:             <ol style="list-style-type: none"> <li>a. <del>A Exceed a</del> maximum height of 2m above ground level where located within 1m of any site boundary; <del>and</del></li> <li>b. <del>The Exceed the</del> height in relation to boundary standard in GRUZ-S6 if located in the Makara Beach and Makara Village Precinct.; <del>and</del></li> <li>c. <u>Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shutoff valves, or other emergency response facilities.</u></li> </ol> </li> </ol> <p>This standard does not apply to fencing for the keeping of goats which is provided in GRUZ-S8.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Effects on rural character and amenity;</li> <li>2. Dominance effects on adjoining properties;</li> <li>3. The ability to mitigate adverse effects through screening, planting and landscaping;</li> <li>4. Whether topographical or other site constraints make compliance with the standard impractical; and</li> <li>5. The extent to which the additional height is necessary to support a rural or residential activity.</li> </ol>
<p><b>GRUZ-S8</b>      <b>Fencing requirements for the keeping of goats</b></p>	
<ol style="list-style-type: none"> <li>1. All goats shall be contained within fenced areas that meet the following requirements:             <ol style="list-style-type: none"> <li>a. A wire post-and-batten fence constructed with no internal or external stays and a minimum high tensile 2.5mm diameter galvanised steel wire configuration as follows:                 <ol style="list-style-type: none"> <li>i. Nine wires, with the bottom wire placed no higher than 80mm above ground level and, above that, wires placed at the following intervals: 100, 100, 100, 110, 120, 135, 150 and 165mm. The top wire should be approximately 50mm below the top of the post; or</li> <li>ii. Seven wires, with the bottom wire barbed, and no higher than 80mm above ground level and, above that, wires placed at the following intervals 100, 120, 140, 160, 210 and 250mm. The top wire should be approximately 50mm below the top of the post. An electric wire on an outrigger shall also</li> </ol> </li> </ol> </li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Whether the proposed alternative fence design or other means of containment (by enclosure or tether) will adequately contain the keeping of goats within the site.</li> </ol>

<p>extend for the full length of the fence;</p> <p>b. Posts must be at the following intervals:</p> <ul style="list-style-type: none"> <li>i. Less than 30 degrees ground slope: 5m;</li> <li>ii. 30 degrees to less than 45 degrees: 4m; and</li> <li>iii. 45 degrees or more: 3m;</li> </ul> <p>c. Battens must be at 1m intervals; and</p> <p>d. A floodgate for any fencing crossing a waterbody that:</p> <ul style="list-style-type: none"> <li>i. Is constructed of H3 treated 100mm x 50mm timber suspended from an overhead wire or rail in such a way that the spacings allow for the passage of water but not goats;</li> <li>ii. Is not constructed using wire netting;</li> <li>iii. Has a crossbar positioned in the top third of the structure; and</li> <li>iv. Is located on the downstream side of any culverted watercourse.</li> </ul>	
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**Definitions Nesting Table**

<b>Rural</b>	
Rural Activities	<u><a href="#">Agricultural Aviation Activities</a></u>
Rural Industry	
Intensive Indoor Primary Production	
Keeping of Goats	



**APPENDIX 2 – PROPOSED PROVISION FRAMEWORK IN RESPONSE TO MERIDIAN**

Note: **Yellow highlighted** changes are recommendations made in my Right of Reply.

<b>GRUZ-R17</b>	<b>Construction, alteration or addition to buildings and structures associated with rural activities</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. GRUZ-S1;</li> <li>ii. GRUZ-S2;</li> <li>iii. GRUZ-S5; and</li> <li>iv. GRUZ-S7.</li> </ul>
	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the relevant requirements of GRUZ-R17.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The extent and effect of non-compliance with any standard not being met as specified in the associated assessment criteria for the infringed standards; <b>and</b></li> <li><b>2. The matters in GRUZ-P7; and</b></li> <li><b>3. For non-compliance with standard GRUZ-S5.3, the matters in Policy REG-P12.</b></li> </ul> <p>Notification status: An application for resource consent made in respect of rule GRUZ-R17.2.a is precluded from being publicly notified.</p>
<b>GRUZ-R18</b>	<b>Construction, addition or alteration to residential buildings and structures</b>
	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. The activity is not the construction of a new residential unit; and</p> <p>b. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> <li>i. GRUZ-S1;</li> <li>ii. GRUZ-S2;</li> <li>iii. GRUZ-S4; and</li> <li>iv. GRUZ-S7.</li> </ul>

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the relevant requirements of GRUZ-R18.1 cannot be achieved.

Matters of discretion are:

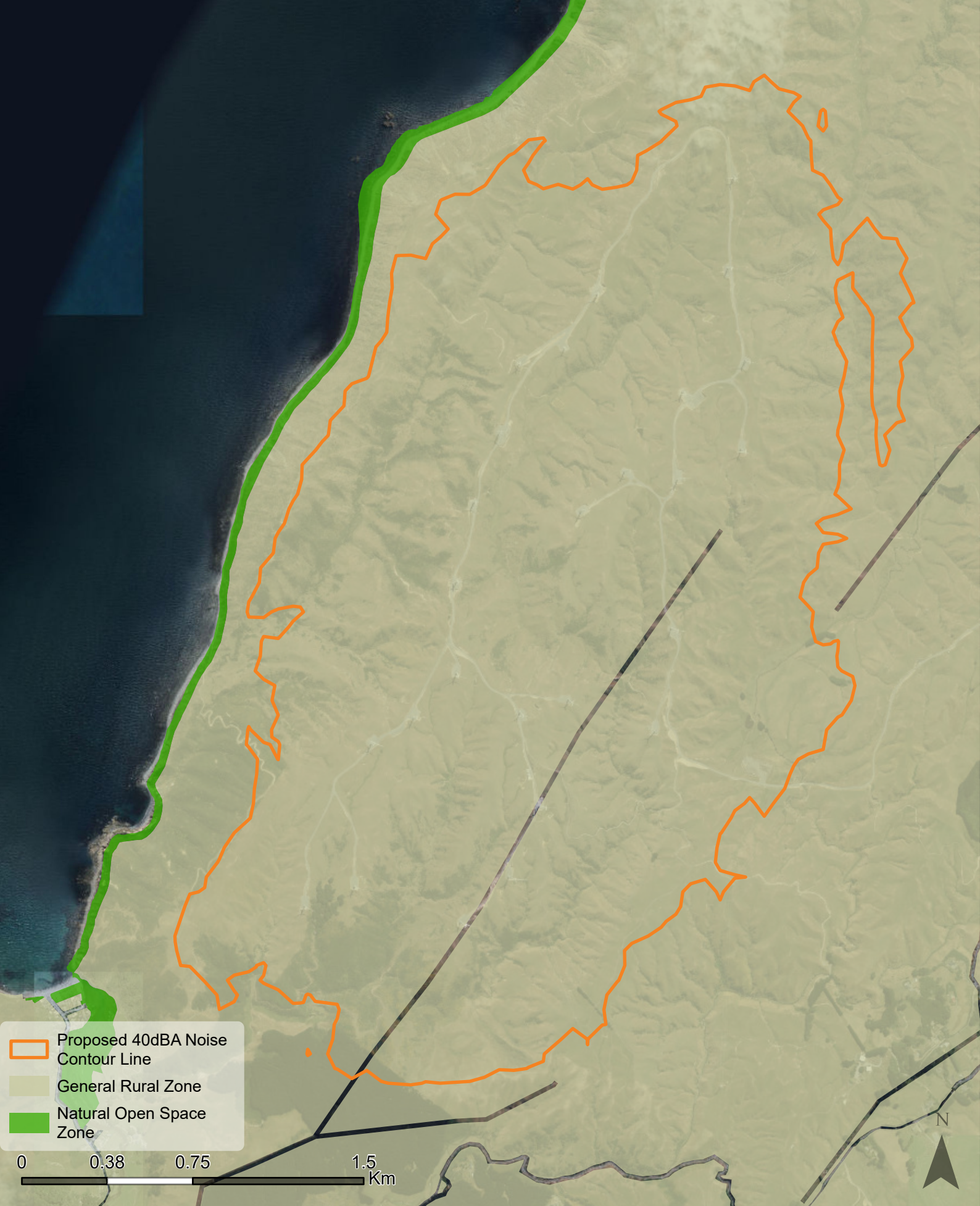
1. The matters in Policy GRUZ-P1, GRUZ-P8, GRUZ-P9, and GRUZ-P11.
2. The extent and effect of non-compliance with any standard not being met as specified in the associated assessment criteria for the infringed standards;
3. The Rural Design Guide;
4. Whether the proposal makes adequate provision for services including water supply, stormwater run-off control and wastewater treatment; **and**
5. Where a proposal is located near an existing urban area or an existing residential subdivision, whether services could be undergrounded; **and**
6. **For non-compliance with standard GRUZ-S4.3, the matters in Policy REG-P12.**

GRUZ-S4	Minimum boundary setbacks for residential buildings	
Building type and location	Setback	Assessment criteria where the standard is infringed:
<p>1. Residential buildings, accessory buildings and structures outside the Makara Beach and Makara Village Precinct.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Fences or standalone walls; and</li> <li>b. Up to two rainwater tanks in a side or rear yard not exceeding a maximum diameter of 3.5m or a maximum height of 3m.</li> </ul>	<p>6m from any site boundary</p>	<ol style="list-style-type: none"> <li>1. Dominance, privacy or shading effects on adjacent properties;</li> <li>2. Design, siting and compatibility with other buildings in the vicinity of the site;</li> <li>3. The ability to mitigate adverse effects through screening, planting and landscaping; <b>and</b></li> <li>4. <b>The ability to mitigate any reverse sensitivity effects through design and location; and</b></li> <li>5. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
<p>2. Residential buildings, accessory buildings and structures within the Makara Beach</p>	<p>3m from a road boundary.</p>	

<p>and Makara Village Precinct</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. Fences or standalone walls;</li> <li>b. Uncovered decks and uncovered structures no more than 500mm in height above ground level; and</li> <li>c. Eaves up to 600mm in width.</li> </ul>	<p>1m from all other site boundaries.</p> <p>Accessory buildings may be located within the road boundary setback if the maximum combined width of the accessory buildings in the setback does not exceed 6m.</p> <p>An accessory building that is 6m or less in length may be located, on a one per site basis, within any other site boundary setback.</p>	
<p>3. Residential buildings, accessory buildings and structures within the 40dBA noise contour line.</p>	<p>No part of the building shall be located closer to any existing wind turbine in the West Wind or Mill Creek wind farms than the 40 dBA noise contour line shown on the Plan maps.</p>	
<p><b>GRUZ-S5</b> Minimum boundary setbacks for rural buildings, <b>and non-residential buildings</b></p>		
<p><b>Rural building or structure</b></p>	<p><b>Setback</b></p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Effects on rural character and amenity;</li> <li>2. Dominance, privacy or shading effects on adjacent properties;</li> <li>3. The ability to mitigate adverse effects through screening, planting and landscaping;</li> <li>4. The ability to mitigate any reverse sensitivity effects through design and location;</li> <li>5. Whether topographical or other site constraints make compliance with the standard impractical; and</li> <li>6. Whether the form and scale of the building or structure is compatible with other buildings in the vicinity of the site.</li> </ol>
<p>1. Buildings under 50m<sup>2</sup> in area</p>	<p>3m minimum from all yards</p>	
<p>2. Buildings over 50m<sup>2</sup> in area</p>	<p>6m minimum from all yards</p>	
<p>3. Buildings for sensitive activities</p>	<p>No part of the building shall be located closer to any existing wind turbine in the West Wind or Mill Creek wind farms than the 40 dBA noise contour</p>	

	<u>line shown on the Plan maps.</u>	
<p>This standard does not apply to up to two rainwater tanks in a side or rear yard, being a maximum diameter of 3.5m and a maximum height of 3m.</p>		

**APPENDIX 3 – PROPOSED 40 DBA CONTOUR LINE TO BE INCLUDED IN THE DISTRICT PLAN MAPS**



- Proposed 40dBA Noise Contour Line
- General Rural Zone
- Natural Open Space Zone

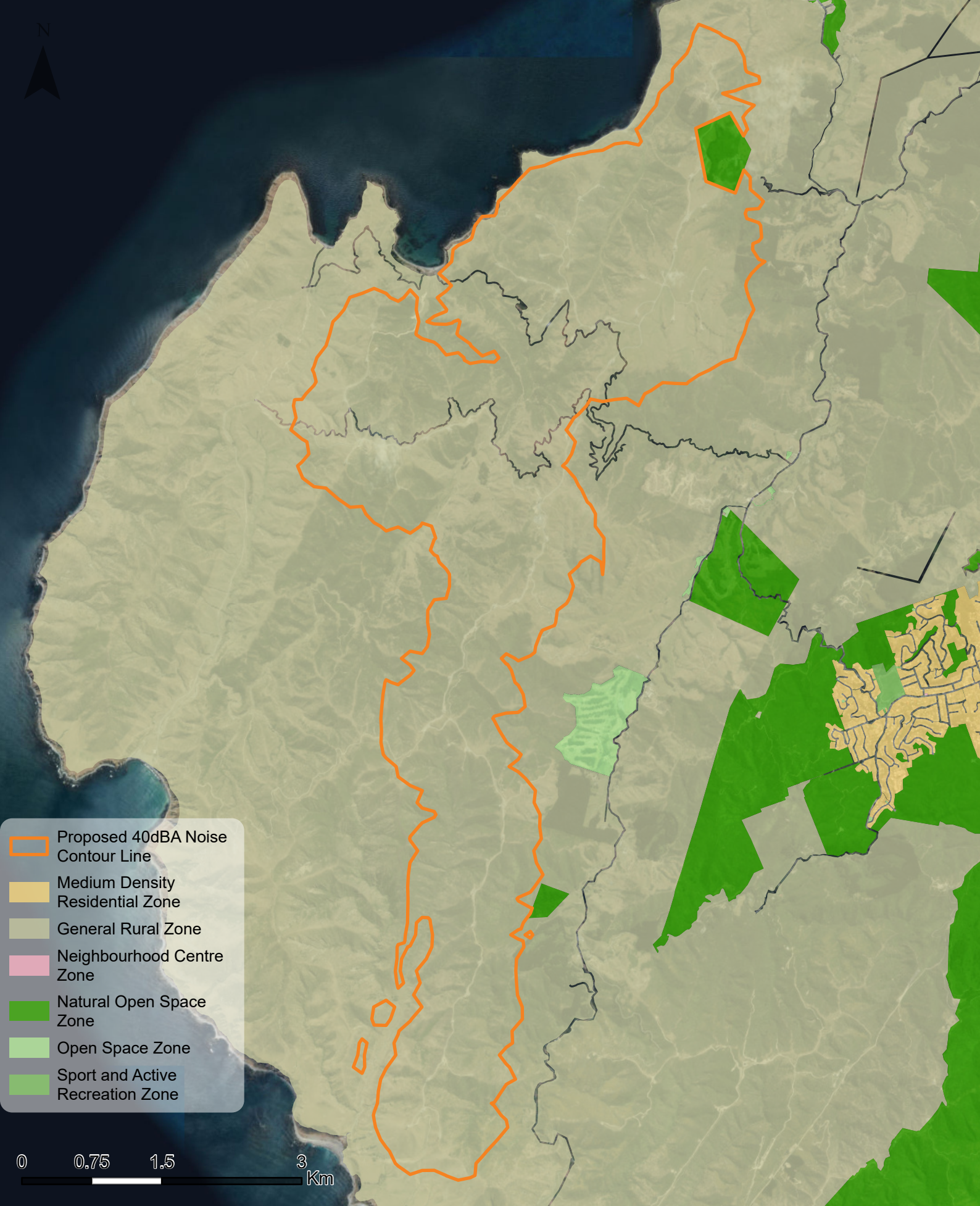
## Mill Creek wind farm

This map shows the Proposed 40dBA Noise Contour Line of Mill Creek wind farm.

Date: 2/05/2024  
Credit: City Insights GIS Team

Basemap credits: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

**Absolutely Positively**  
**Wellington City Council**  
Me Heke Ki Pōneke



## West Wind farm

Date: 2/05/2024  
Credit: City Insights GIS Team

This map shows the Proposed 40dBA Noise Contour Line West Wind farm.

Basemap credits: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke