

**16 MARCH 2021, 7-9PM – ROTARY LOUNGE, UPPER HUTT LIBRARY**

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### **Introduction**

Council Officers welcomed everybody and began with asking if there were any questions after the last session, which focused on the consideration of the zones to be used for the rural area through PC50, as shown below.

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

Focus Group Members enquired whether the zones prescribed were to be used countrywide, with officers confirming that this was the case, although there is flexibility in zone descriptions for local authorities to respond to localised issues.

Members were wondering where small farms would sit within the zone framework, with Officers responding that they would probably fall within the Rural Lifestyle Zone. Officers noted that changes to the draft Rural Lifestyle Zone would aim to ensure this would be possible.

Members were also concerned that the existing zoning system is too complicated, and that there was a risk that PC50 would result in the creation of another complex system which made it difficult for land owners to understand the applicable rules and development potential of their sites.

As some members had highlighted that there was a good degree of potential overlap between zones, Officers explained about the potential split-zoning of sites which could occur, and how provisions associated with those zones would be applied (for example, the more onerous rules would be applied).

Officers provided an update on the National Policy Statement for Highly Productive Land, expecting that that will be finalised before Plan Change 50 is notified.

Members commented that it is the use of the soil which can be a key determiner on whether it is productive or not.

### **Exercise and Discussion**

The exercise for the session would focus on splitting into pairs to consider bulk and location standards for the proposed zones, as well as land use activities to be expected within that specific zone. If there was time, the pairs would also be asked to review some of the draft zoning extents. After the task the plan was for the group to come back together and discuss their thoughts.

The discussion is broken down into the relevant standards discussed at each table.

### *Minimum allotment and Setbacks*

- An approach was taken by some members to allow for large minimum allotment sizes within the General Rural Zone based on the fact that rural production areas could be sizeable based on farming activities occurring
- Members also commented that due to the nature of the activities occurring within the Rural Production Zone noise and odour could be issues which would justify the need for larger setbacks.
- Within the Lifestyle Zone, members commented that preserving rural amenity was key and therefore some larger minimum allotment sizes were proposed.
- Within the Settlement Zone, members commented that this brought McLaren Street to mind, with members also commenting that the land use activities are a key consideration for the bulk and location standards.

### *Site coverage and land use activity*

- For the General Rural Zone some members proposed large site coverages based on the need for infrastructure to support productive land uses, such as forestry activities.
- However, for the Rural Production Zone some members commented that allowing for larger buildings could see people building on productive soil, although some members used the examples of greenhouses to highlight that this may not be a major issue.
- For the Rural Lifestyle Zone, members commented that once again rural amenity should be maintained, and that the different uses of the spaces needed to be considered, for example structures to support equine activities.

### *Building Height and road frontage*

- Larger road frontages were proposed by some members for the General Rural Zone based on the potential large haulage vehicles which could be required to use these areas for manoeuvring purposes.
- In the Rural Production Zone, larger building and structure heights were justified by some members based on the need to support production activities, for example large barns and silos.
- Members highlighted how different activities occurring in the Zone would be a key determiner in considering the most suitable road frontage.

- For the Settlement Zone, some members were concerned that a height limit allowing two-storey development could result in a suburbia style, which would not be compatible with rural amenity.
- Members discussed how development should be responsive to landscape and topographical characteristics within the zone, however some members felt that it was not the position of Council to become too nuanced in their consideration of building style.

Members also entered into a brief discussion regarding the enablement of larger family flats or secondary dwellings, and the existing rule framework of the District Plan regarding building second homes on areas which are not large enough to be subdivided. Members generally felt that it should be possible for a second dwelling to be established on a site without needing to be subdivided, subject to suitable controls on scale and location.

### **Next Session**

Unfortunately due to time constraints it was not possible to fully complete the review of the draft zoning extents, and therefore Officers asked members if they were happy to shorten the normal timeframes between the next meetings. Members were agreeable to do so.

Attachment 1 – Group exercise feedback

**GENERAL RURAL ZONE:**

	Minimum allotment size	Site coverage	Side & Rear setbacks	Road frontage setback	Building height	Anticipated land use activity
<b>Group 1</b>	20ha	Up to 820m <sup>2</sup>	20m	40m	8.5m	<ul style="list-style-type: none"> <li>- Forestry</li> <li>- Adventure tourism</li> <li>- Ecotourism</li> </ul>
<b>Group 2</b>	20ha	Up to 1,500m <sup>2</sup>	25m	10m	8m	<ul style="list-style-type: none"> <li>- Forestry</li> <li>- Large-sale farming</li> <li>- Manuka honey production</li> <li>- Adventure tourism</li> <li>- Power generation</li> <li>- Kennels / Cattery</li> <li>- AirBnB</li> </ul>
<b>Group 3</b>	20ha	Up to 10,000m <sup>2</sup>	20-50m, depending on shape factor	10m	8-16m, depending on site size; larger on larger sites	<ul style="list-style-type: none"> <li>- Forestry</li> <li>- Hill country farming</li> <li>- Adventure tourism</li> </ul>

**RURAL PRODUCTION ZONE:**

	Minimum allotment size	Site coverage	Side & Rear setbacks	Road frontage setback	Building height	Anticipated land use activity
<b>Group 1</b>	5ha	Up to 840m <sup>2</sup>	15m	40m	8.5m	<ul style="list-style-type: none"> <li>- Commercial farm</li> <li>- Light industry</li> <li>- Manuka honey production</li> <li>- Ecotourism</li> <li>- Horticulture / Market gardening</li> </ul>
<b>Group 2</b>	Minimum of 2ha	Up to 2,000m <sup>2</sup>	50m	30m	10m	<ul style="list-style-type: none"> <li>- AirBnb</li> <li>- Intensive animal farming</li> <li>- Enviro School</li> <li>- Rural vets</li> <li>- Horticulture</li> <li>- Haymaking cultivation</li> </ul>
<b>Group 3</b>	Variable between 0.4-20ha	25% of site, or 10,000m <sup>2</sup> , whichever is lesser	10m	10m	8-16m, depending on site size; larger on larger sites	<ul style="list-style-type: none"> <li>- Horticulture, including hothouses</li> <li>- Viticulture</li> <li>- Orchids</li> <li>- Market gardening</li> <li>- Dairying / sheep / beef</li> <li>- Poultry / pig farm</li> <li>- Grain cropping</li> <li>- Plus all associated rural suppliers &amp; support facilities</li> </ul>

**RURAL LIFESTYLE ZONE:**

	Minimum allotment size	Site coverage	Side & Rear setbacks	Road frontage setback	Building height	Anticipated land use activity
<b>Group 1</b>	1ha	Up to 490m <sup>2</sup>	15m	25m	8.5m	<ul style="list-style-type: none"> <li>- Horticulture / Market gardening</li> <li>- Lifestyle, with animals</li> <li>- Small rural business</li> <li>- Light industry</li> <li>- Subsistence lifestyle</li> </ul>
<b>Group 2</b>	8ha	Up to 900m <sup>2</sup>	10m	30m	6m	<ul style="list-style-type: none"> <li>- AirBnb</li> <li>- Hobby farming</li> <li>- Café / Crafts / Brewery</li> <li>- Kennels / Cattery</li> <li>- Plant nursery</li> </ul>
<b>Group 3</b>	1ha, on average	10% of site, or 1000m <sup>2</sup> , whichever is lesser	5m	10m	8m	<ul style="list-style-type: none"> <li>- Housing and recreational living</li> <li>- Self-subsistence gardens</li> <li>- Houses with other livestock</li> </ul>

**SETTLEMENT ZONE:**

	Minimum allotment size	Site coverage	Side & Rear setbacks	Road frontage setback	Building height	Anticipated land use activity
<b>Group 1</b>	0.5ha	Up to 430m <sup>2</sup>	10m	20m	5m	<ul style="list-style-type: none"> <li>- Lifestyle, with animals</li> <li>- Small rural business</li> <li>- Countryside hamlet</li> <li>- Lifestyle living</li> </ul>
<b>Group 2</b>	0.4ha	Up to 500m <sup>2</sup>	5m	10m	6m	<ul style="list-style-type: none"> <li>- Residence</li> <li>- Small school, eg cookery</li> <li>- Cafe</li> </ul>
<b>Group 3</b>	0.2ha	Up to 500m <sup>2</sup>	2m; similar to residential zone	5m	8m, on average	<ul style="list-style-type: none"> <li>- Rural-residential living</li> <li>- Some supportive commercial activities, eg: Dairy; garage; farrier</li> </ul>