

The Proposed Auckland Unitary Plan (notified 30 September 2013)

13 Rural zones

1. Activity table

The following table specifies the activity status of activities in the Rural zones.

All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified in this table.

Activity	Rural Conservation	Countryside Living	Rural Coastal	Mixed Rural	Rural Production
Rural					
Farming	P	P	P	P	P
Greenhouses	RD	RD	P	P	P
Intensive farming	NC	NC	P	P	P
Intensive poultry farming	NC	NC	P	P	P
Free-range poultry farming	P	RD	P	P	P
Mustelid farming	Pr	Pr	Pr	Pr	Pr
Forestry	P	D	P	P	P
Conservation planting	P	P	P	P	P
Rural commercial services	NC	D	RD	RD	RD
Animal breeding or boarding without dogs	NC	P	P	P	P
Animal breeding or boarding including dogs	NC	D	D	D	D
Produce stalls	P	P	P	P	P
Rural industries	NC	NC	RD	RD	RD
On-site primary produce manufacturing	D	D	P	P	P
Equestrian centres	NC	D	RD	RD	RD
Quarries - farm or forestry	P	P	P	P	P
Accommodation					
Dwellings except in the Pakiri, Whangateau to Waiwera, Kaipara South Head and harbour to Muriwai-Te Henga Rural Coastal zone areas	P	P	P	P	P
Dwellings in the Pakiri, Whangateau to Waiwera, Kaipara South Head and harbour to Muriwai-Te Henga Rural Coastal zone areas	NA	NA	RD	NA	NA
Home occupations	P	P	P	P	P

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Activity	Rural Conservation	Countryside Living	Rural Coastal	Mixed Rural	Rural Production
Camping grounds	RD	NC	RD	RD	RD
Visitor accommodation	NC	D	D	RD	D
Commerce					
Restaurants and cafes	NC	NC	RD	RD	RD
Garden centres	NC	D	D	RD	D
Markets	NC	D	D	P	P
Storage and lock-up facilities	NC	NC	NC	D	D
Show homes	C	C	C	C	C
Veterinary clinics	NC	RD	RD	RD	RD
Community					
Care centres for up to 10 people	P	P	P	P	P
Care centres for more than 10 people	NC	RD	RD	RD	RD
Community facilities	NC	D	D	D	D
Healthcare facilities	NC	D	D	D	D
Education facilities	NC	D	D	D	D
Information facilities	P	P	P	P	P
Artworks	P	P	P	P	P
Informal recreation and leisure	P	P	P	P	P
Organised sport and recreation	NC	D	RD	RD	RD
Industry					
Artisan industries	D	D	P	P	P
Coastal					
Aquaculture activities	NC	NC	RD	RD	RD
Navigational aids	P	P	P	P	P
Boat launching facilities	D	D	D	D	D
Mana Whenua					
Urupā	D	D	D	D	D
Marae complex	D	D	D	D	D
Customary use	P	P	P	P	P
Land disturbing activities					
Mineral extraction activities	NC	NC	NC	D	D
Mineral prospecting	P	P	P	P	P
Mineral exploration	P	P	P	P	P
Cleanfill disposal site	NC	NC	D	D	D

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Activity	Rural Conservation	Countryside Living	Rural Coastal	Mixed Rural	Rural Production
Managed fill disposal site	NC	NC	D	D	D
Landfill	NC	NC	NC	NC	NC
Development					
Demolition of buildings	P	P	P	P	P

2. Land use controls

2.1 General - all rural activities

1. Areas used for waste disposal or composting must be located at least 100m from the boundary of adjoining sites in the Countryside Living zone, or Future Urban zone.
2. In all other rural zones areas used for waste disposal or composting must be located at least 20m from the boundary of adjoining sites.
3. All vehicles associated with workers employed on the site must be accommodated on the same site. Sufficient area must be provided for car parking and manoeuvring so that no vehicle is required to reverse into or out of the site from the road.
4. Pens or areas used for intensive farming, or any effluent disposal system, including any area on which effluent is being disposed of by way of spray irrigation, or any treatment plant or ponds, or any composting area, must be at least:
 - a. 250m from any dwelling on any site other than the site on which the activity is carried out.
 - b. 100m from any boundary of the site on which the activity is located.

2.2 Free-range poultry farming

1. All coops and any associated hard stand areas must be set back at least 20m from the nearest site boundary.

2.3 Forestry

1. Any forestry activity must be carried out at least 10m from any adjoining site boundary unless the landowner owns or controls the adjoining site.
2. Any forestry activity must be carried out at least 10m from a permanently running stream, river, lake, wetland or coastal edge.
3. Any forestry must be carried out at least 5m from an SEA.

2.4 Animal breeding or boarding except dogs

1. Animal breeding or boarding must operate on a site with a minimum size of:
 - a. 2000m² in the Rural Production zone, Mixed Rural zone and Rural Coastal zone
 - b. 4000m² in the Countryside Living zone.
2. Up to 20 cats may board at any one time.
3. Up to 25 domestic animals, other than dogs, may board at any one time.
4. All buildings or areas used for animal breeding or boarding must be located at least 20m from the boundary of an adjoining site.

2.5 Produce stalls

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1. Produce stalls must not exceed one per site.
2. Only produce grown or produced on the site, or on a site owned by the same landholder may be sold from the stall.
3. The area set aside for retailing produce must not be more than than:
 - a. 10m² per site in the Rural Conservation zone
 - b. 15m² per site in the Countryside Living zone
 - c. 30m² per site in the Rural Production, Mixed Rural and Rural Coastal zones.
4. Car parking must be provided for least two vehicles off the formed road and adjacent to the stall.
5. Produce stalls that do not comply with clauses 1 - 5 above are a discretionary activity.

2.6 Dwellings

1. Any site where a dwelling is erected must comply with the following:
 - a. it must not be a closed road or road severance allotment
 - b. if the council or its predecessor did not grant consent to its creation, its net site area must exceed 2ha.
 - c. it must have had a title issued under the Land Transfer Act 1952 or one of its predecessor statutes
 - d. it must have been separately recorded on a Valuation Roll at 1 November 2010
2. Any dwelling that does not comply with clause 1. above is a non-complying activity.

Table 1: Number of dwellings

Dwelling	Rural Coastal, Mixed Rural and Rural Production	Rural Conservation or Countryside Living Zone	Dwellings in the Pakiri, Whangateau to Waiwera, Kaipara South Head and harbour to Muriwai to Te Hunga coastal areas
One dwelling per site	P	P	RD
Two dwellings per site where the site is >40ha	P	D	D
Three dwellings per site where the site is >100ha	P	D	D
More than three dwellings per site	D	D	D

2.7 Home occupations

1. At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence.
2. No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation.
3. Customers and deliveries must not arrive before 7am or depart after 7pm.
4. Car trips to and from the home occupation activity must not exceed 20 per day.
5. Heavy vehicle trips must not exceed two per week.

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6. No more than one commercial vehicle associated with the home occupation may be on site at any one time.
7. At least one additional car parking space must be provided in addition to any car parking required for the dwelling except where:
 - a. there are no employees of the home occupation who do not use the dwelling as their primary place of residence
 - b. the home occupation does not involve the sale of goods from the site apart from those purchased electronically or by mail/courier.
8. Storage for rubbish and recycling must be provided on site and screened from public view.
9. Materials or goods manufactured, serviced or repaired in the home occupation must be stored within a building on the same site.
10. Goods sold from the home occupation must be produced on site.
11. A home occupation not meeting clauses 1-10 is a non-complying activity.

2.8 Markets

1. Markets must:
 - a. operate on a site with a minimum size of 1ha
 - b. not be on a rear site
 - c. be limited to the sale of food and beverages, agricultural and horticultural produce and handcrafts
 - d. operate between 7am-7pm on the same day.
2. Markets listed as permitted in the activity table that do not comply with clause 1a)-d) are discretionary activities.

2.9 Quarries - farm or forestry

1. Farm or forestry quarries must be at least:
 - a. 50m from the edge of a lake, river or stream
 - b. 50m from the edge of or a wetland larger than 1000m²
 - c. 100m either side of a foredune or 100m landward of the CMA.

2.10 Mineral prospecting and mineral exploration

1. Mineral prospecting and mineral exploration must not involve blasting.
2. The hours of operation must be limited to 7am–10pm.

2.11 Restaurants and cafes

1. Must be accessory to farming carried out on the same site.
2. Must comply with the general land use controls in clause 2.1 above
3. Restaurants and cafes that do not meet clauses 1-3 above in the Rural Production, Rural Coastal, and Mixed Rural zones are Discretionary and in the Rural Production and Rural Coastal zones are Non-Complying.

3. Development controls

3.1 Height

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Purpose: Manage the bulk and scale of buildings to ensure they are compatible with rural landscape character and amenity.

Table 2:

	Rural Conservation	Countryside Living	Rural Coastal	Mixed Rural	Rural Production
Dwellings and buildings accessory to dwellings	9m	9m	7m	9m	9m
Other accessory buildings	9m	9m	7m	12m	12m

3.2 Yards

Purpose: Ensure adequate and appropriate separation distance between buildings and site boundaries to minimise the:

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties
- opportunity for reverse sensitivity effects to arise.

Table 3:

	Rural Conservation	Countryside Living	Rural Coastal	Mixed Rural	Rural Production
Front	10m	20m	10m	10m	10m
Front - sites adjoining roads identified in the Arterial Road overlay (unless otherwise specified)	20m	20m	20m	20m	20m
Side and rear for buildings other than dwellings and their accessory buildings (unless otherwise specified)	20m	10m	20m	20m	20m
Side and rear for dwellings and their accessory buildings within a quarry buffer overlay	20m	20m	20m	20m	20m
Side and rear for dwellings and their accessory buildings (unless otherwise specified)	6m	10m	6m	6m	6m
Riparian	20m from the edge of permanent and intermittent streams				
Lakes	30m				

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Coastal Protection Yard or as otherwise specified for the site in appendix 6.7	50m	40m	50m	50m	50m
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3.3 Buildings housing animals – minimum separation distance

Purpose: To ensure adequate and appropriate separation distance between buildings and site boundaries to minimise the:

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties, and
- opportunity for reverse sensitivity effects to arise.

1. Buildings greater than 25m² in area in which animals are housed must be located at least 50m from any site boundary.

3.4 Landscaping in the Countryside Living zone only

Purpose: ensure the Countryside Living zone retains a rural character overall and provide a visual buffer between the road and dwellings.

1. The frontage of sites not occupied by buildings or access points must be landscaped for a depth of 3m.
2. Landscaping must comprise trees, shrubs and ground cover plants.
3. This rule must be given effect to within 12 months of the date the code completion certificate for the first dwelling erected on the site has been issued.

3.5 Size of buildings - intensive farming, intensive poultry farming, animal breeding or boarding without dogs, produce stalls, on-site primary produce manufacturing

1. Buildings required for or accessory to these activities must not exceed 200m² GFA per site.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the zone activity table.

1. One dwelling per site and buildings accessory to one dwelling per site in the Pakiri, Whangateau to Waiwera, Kaipara South Head and harbour to Muriwai to Te Hunga coastal areas
 - a. site layout and building design
 - b. landscape and landform modification.
2. Any restricted discretionary activity other than one dwelling per site and buildings accessory to one dwelling per site
 - a. rural character and amenity values
 - b. noise
 - c. traffic volume and safety
 - d. stormwater
 - e. elite land or prime land.

4.2 Assessment criteria

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1. One dwelling per site and buildings accessory to one dwelling per site in the Pakiri, Whangateau to Waiwera, Kaipara South Head and harbour to Muriwai to Te Hunga coastal areas.
 - a. Site layout and building design
 - i. All buildings should be sited and designed so they do not visually intrude on any significant ridge line or skyline or adversely affect landscape values when viewed from any road or other public land including any beach, the sea or regional park.
 - ii. Building finishes, including colours and materials, should complement the rural and rural coastal character of the surrounding environment. The exterior finish of the building or structure has a reflectance value of, or less than, 30 per cent as defined within the BS5252 standard colour palette.
 - b. Landscape and landform modification
 - i. The siting of buildings and accessory buildings should contribute to the rural and rural coastal character of the surrounding environment by responding to natural landforms and landscape features.
 - ii. Redevelopment should not require extensive landform modification.
 - iii. Existing trees and bush that make a significant contribution to the visual and environmental qualities of the site should be retained to the fullest extent practicable.
2. Any restricted discretionary activity (other than one dwelling per site and buildings accessory to one dwelling per site)
 - a. Rural character and amenity values
 - b. The design and location of the buildings, and site landscaping, should avoid, remedy, or mitigate the adverse visual effects of the buildings and related site works on rural and rural coastal character and amenity value. The following aspects are particularly relevant:
 - i. building bulk
 - ii. glare or reflections off the exterior cladding
 - iii. landform modification needed for building platforms
 - iv. screening from neighbouring sites
 - v. views of the buildings from any public road or open space used for recreation, including any beach, coastal marine area, coastline, or regional park
 - vi. related signage.
 - c. Noise
 - i. Noise from fans, ventilators, heaters, or other machines, or from on-site activities should be adequately mitigated.
 - d. Traffic volume and safety
 - i. The design and location of the buildings, and the associated traffic, should avoid, remedy or mitigate adverse effects on the road network or traffic safety.
 - e. Stormwater
 - i. The control, treatment, storage, or disposal of stormwater should be adequately managed.
 - f. Elite or prime land
 - i. If the site contains elite or prime land, the proposed buildings, structures, or site development should not prevent or compromise its availability or use for activities that directly rely on it.
 - ii. To avoid or mitigate this potentially adverse effect, the council may decline to grant consent

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to an application, or may attach conditions to a consent that require the buildings or associated site works to be relocated.

5. Assessment - Land use control infringements

5.1 Matters of discretion

1. Where an activity does not comply with the land use controls in clauses 2.1-2.11 above, the council will restrict its discretion to the particular effects the infringement will have on the environment.

6. Assessment - Development control infringements

6.1 Matters of discretion

In addition to the general matters set out in [clause 2.3](#) of the general provisions, the council will restrict its discretion to the matters listed below for the relevant development control infringement:

1. Height
 - a. rural character
 - b. impacts on dwellings.
2. Yards
 - a. rural character
 - b. impacts on dwellings
 - c. natural hazards.
3. Buildings housing animals – minimum separation distance
 - a. impacts on dwellings
 - b. natural hazards.
4. Building coverage
 - a. rural character
 - b. impacts on dwellings.
5. Landscaping in the Countryside Living zone
 - a. rural character.

6.2 Assessment criteria

In addition to the general assessment criteria in [clause 2.3](#) of the general provisions, the council will consider the relevant criteria below for the listed development control infringement.

1. Height
 - a. Rural character
 - i. The proposed height and scale of the building should not adversely affect the rural character of a site.
 - b. Impacts on dwellings
 - i. The proposed height and location of buildings should not adversely affect the visual character of adjacent sites.
 - ii. The proposed height and scale of the building should not adversely affect amenity values of neighbouring sites by reducing privacy or sunlight access.
2. Yards
 - a. Refer to the assessment criteria in 1(a)-(b) above.
 - b. Natural hazards
 - i. The proposed building coverage should not exacerbate or create a natural hazard.

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3. Buildings housing animals – minimum separation distance
 - a. Refer to the assessment criteria in 1(b) and 2(b) above.
4. Building coverage
 - a. Refer to the assessment criteria in 1(a)-(b) above.
5. Landscaping in the Countryside Living zone
 - a. Refer to the assessment criteria in 1(a) above.

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7. Special information requirements

1. Design statement

A design statement is required for the activities specified in the tables below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the [ADM](#) for guidance on the preparation of design statements.

Activity	Dwellings in the Rural Coastal zone	Restaurants accessory to farming in Mixed Rural and Rural Production Zones
A. Context analysis		
1. Site analysis		
a.	Existing site plan	X
b.	Streetscape character	X
2. Neighbourhood analysis		
a.	Natural and cultural environment	X
b.	Movement	X
c.	Neighbourhood character	X
d.	Use and activity	
e.	Urban structure	
3. Opportunities and constraints analysis		
a.	Opportunities and constraints diagram	X
B. Design response		
a.	Concept design	X
b.	Proposed site plan	X
c.	Proposed elevations	X
d.	Sunlight access	
e.	Landscape	X
f.	Streets, accessways & lanes	
g.	Urban structure	
h.	Publicly accessible open space	

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