

Summary of recommended amendments:

A summary is provided below, of all recommended amendments to the West Coast Rural Policy Area arising from submissions addressed in this report:

- (i) Amend the Map of the West Coast Rural Policy Area (Appendix 8 to the PDP) as follows:
 - (i) Delete Urban Areas from the Policy Area (as shown in Appendix 2 of this report)
 - (ii) Delete that part of the Kaukapakapa structure plan 'Preliminary Concept' area which currently coincides with the Policy Area (as shown in Appendix 2 of this report)
 - (iii) Extend the Policy Area by adding Lots 1 and 2 DP 138525, Lot 1 DP 138526, and Lots 1-3 DP138 (as shown in Appendix 2 of this report)
- (ii) Amend Rule 7.9.2 Activity Table 1 as follows (words added are underlined, words deleted are struck through):

ACTIVITY	General Rural Zone
<p>The ERECTION, relocation, DEMOLITION, addition to , or alteration of BUILDINGS and ACCESSORY BUILDINGS for any Permitted Activity in this table (except FARMSTAY/HOMESTAY, OUTDOOR RECREATION) except in areas identified as an SNA and subject to Rule 7.9.4</p>	<p><u>P except in the West Coast Rural Policy Area*</u></p> <p><u>P if within the West Coast Rural Policy Area* and the building is an accessory building for farming activity, and measures no more than 50m2 or is a post and wire fence over 1.8m in height ; otherwise Controlled Activity Status applies.</u></p> <p><u>P if within the West Coast Rural Area and the building is for the purposes of a maimai, and measures no more than 5m2, with a maximum height of 2m.</u></p> <p><u>*The extent of the West Coast Rural Policy Area is shown in Appendix 8 of the Planning Maps</u></p>
<p><u>DEMOLITION OF BUILDINGS AND ACCESSORY BUILDINGS for any Permitted Activity in this table except in areas identified as SNA and subject to Rule 7.9.4</u></p>	<p><u>P</u></p>

- (iii) Amend Policy 7.8.1.2.7 as follows (words added are underlined, words deleted are struck through)

Buildings and structures ~~(including fencing which is not post and batten)~~ and access in the West coast Rural Policy Area should be designed and located and of a scale to ensure that they do not adversely affect the landscape character or the environmental and amenity values of the policy area. This policy seeks to achieve Objectives 7.8.1.1.1 and 7.8.1.1.2.

- (iv) Amend Rule 7.11.3.2 Assessment Criteria (e) (h) and (i) to delete the phrase "including fencing that is not post and batten" as follows (words deleted are struck through):

(e) Rural/Coastal character and Amenity Values - Whether the scale and form of buildings and structures ~~(including fencing that is not post and batten)...~~

(h) Views/vistas - Whether buildings or structures (including fencing that is not post and batten)...

(i) Coastline - Whether buildings or structures (including fencing that is not post and batten)...

(v) Amend section 7.6.1.1 Zones and Policy Areas as follows (words added are underlined, words deleted are struck through)

(a) General Rural Zone: (i) West Coast Rural Policy Area

The General Rural Zone represents the area.....

The coastal/rural landscapes of South Head and the west coast of the Kaipara Harbour are considered to be exposed to greater risk to the effects of development than other parts of the General Rural Zone. Insensitive development in these areas has the potential to significantly degrade the semi-remote coastal/rural character and environmental and amenity values present. A separate policy area has been identified within the General Rural Zone - the West Coast Rural Policy Area which applies additional development controls over buildings, and more stringently controls earthworks, tree and bush removal, and wetland/watercourse modification. The basis for the separate policy area is that the area is under increasing pressure for further development due to its proximity to metropolitan Auckland and needs additional management to ensure that the rural and semi-remote character, environment and amenity values are retained, and to ensure that development occurs in a manner that complements the coastal/rural landscape. The provisions also recognize that the historic pattern of vegetation removal in the area is greater than has occurred elsewhere in the Rodney District and seeks to protect and retain what remains.

(vi) Amend Rule 7.9.4.1.9 Vegetation Removal to delete references to Appendix 7H as follows (words deleted are struck through):

<p>Rule 7.9.4.1.9.3 Permitted Activities (within the West Coast Rural Policy Area)</p>	<p>Permitted Activities (within the West Coast Rural Policy Area)</p>	
	<p>(Excluding Threatened Environments shown in Appendix 7H)</p> <p><u>(a) The Permitted activities in 7.9.4.1.1.1</u></p> <p><u>(b) The cutting, damaging or destroying of any individual native tree or number of trees constituting native bush, which is</u></p> <p><u>(i) less than or equal to 3 metres in height, and</u></p> <p><u>(ii) less than or equal to 250m2 in area, provided that this is the maximum area cut, damaged or destroyed on the site after 10 September 2009</u></p>	<p>Within Threatened Environments shown in Appendix 7H)</p> <p><u>(a) The Permitted activities in 7.9.4.1.1.1</u></p>
<p>Rule 7.9.4.1.9.4 Restricted Discretionary Activity (within the West Coast Rural Policy Area)</p>	<p>Restricted Discretionary Activity (within the West Coast Rural Policy Area)</p>	

	(Excluding Threatened Environments shown in Appendix 7H) (a) the cutting, damaging or destroying of any individual native tree or number of trees constituting native bush, which is : (i) greater than 3metres in height, or (ii) greater than 250m2 in area.	Within Threatened Environments shown in Appendix 7H) (a) the cutting, damaging or destroying of any individual native tree or number of trees constituting native bush,
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(v) Replace the proposed earthworks provisions at Rule 7.9.4.2.2 to take into account changes in the District Plan format arising from Environment Court consent orders as follows:

(i) Amend Rule 7.9.4.2.1.1 Permitted Activities to read (words added are underlined):

ZONE/POLICY AREA/DEFINED AREA	Permitted Activities Volume
General Rural Zone	<p>Not within West Coast Rural Policy Area Less than or equal to 200m³ (except within 10m of a wetland or natural watercourse); Greater than 200m³ but less than or equal to 1000m³ (except within 10m of a wetland or natural watercourse) subject to compliance with performance standards in Rule 7.9.4.2.1.3</p> <p>Within the West Coast Rural Policy Area Less than or equal to 250m³ except within 10m of a wetland or natural watercourse.</p>

(ii) Amend Rule 7.9.4.2.2 Restricted Discretionary Activities to read (words added are underlined):

ZONE/POLICY AREA/DEFINED AREA	Restricted Discretionary Activities Excavation and/or Deposition Quantity (m³)
General Rural Zone	<p>Not within West Coast Rural Policy Area Greater than 1000m³ or Works within 10m of a wetland or natural watercourse;</p> <p>Within the West Coast Rural Policy Area Greater than 250m³ or works within 10m of a wetland or natural watercourse.</p>