

## 2.5 Rural Area

Wellington's Rural Area represents about 65 % of the city's total land area, although only a small proportion of the local population lives there. It extends from the outer boundaries of the city's urban areas to the coast and, in the north, to the boundaries of Hutt City and Porirua City.

The generally rugged landscape comprises steep ridges and deep gullies, and contains many sites of importance to Maori. Most of the land is used for pastoral farming, and settlements are small and scattered. However, the increasing demand for rural 'lifestyle' blocks close to the city is creating continued pressure for subdivisions and other development.



### KEY OBJECTIVES OF THE DISTRICT PLAN

- **Encourage a wide range of rural activities**

#### *Explanation*

The Council believes the Rural Area should be maintained primarily for rural purposes (farming, with associated residential activities). However, the District Plan does not prevent applications for non-rural activities that serve the local or wider population. Because the rural environment is more sensitive to nuisances such as noise or traffic than urban parts of the city, most non-rural activities are classified as Discretionary so that their potential effects on rural character and amenity can be fully assessed during the resource consent process.



- **Control subdivision to limit housing**

#### *Explanation*

To maintain rural amenity and help contain the city within the existing urban area, development – especially housing – is limited. Any proposed subdivisions in the Rural Area require a resource consent.



- **Protect ridgelines and hilltops**

#### *Explanation*

The undeveloped ridges and hilltops of Wellington's rural area are an important part of Wellington's identity, which can be dramatically and detrimentally altered by new structures. The District Plan controls all ridgetop/hilltop developments.

