

Opotiki

District Plan Review



Opotiki District Council

# Section 32 Evaluation Report

## 8. Rural

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## 1. Introduction

The Rural Zone contains most of the general rural land in the district, including fertile plains, rolling pasture, plantation forests and the rugged inland forests. The coastal and urban parts of the district, including the Ōhiwa Harbour, are not in the Rural Zone as specific provisions apply in those environments.

There are areas of indigenous vegetation and habitats that are of district, regional, and national importance in the Rural Zone. These are protected in the rugged hinterland where large areas of indigenous vegetation and habitats are in Te Urewera, Raukumara Conservation Park, Urutawa Conservation Area and the Waioeka Scenic Reserve. In other parts of the district they are generally small, fragmented, unprotected and vulnerable. There is a need for protection of remaining biodiversity especially in the intensively farmed areas of the district to complement the network of larger protected areas in the hinterland.

Much of the hill country land, both public and private, in the Rural Zone is prone to erosion. The indigenous vegetation located within the hill country provides valuable soil and water conservation functions.

The river flats of the Waiotahi, Waioeka, and Otara Rivers contain the most versatile soils of the district and, accordingly, are the most intensively farmed. The proximity to the Ōpōtiki township has made them in demand for lifestyle block subdivision. Much of the indigenous vegetation within these areas has been cleared and what remains is important ecologically, and contributes to the district's biodiversity resource. The abundance of natural water resources and the attractive coastal fringe are important environmental qualities of the Ōpōtiki district.

The activities undertaken in the Rural Zone include agricultural and horticultural activities as well as forestry operations, and a range of commercial enterprises. The area also provides many recreational opportunities including tramping, river tours, hunting, and the enjoyment of the large conservation estate.

Rural land use has been changing significantly. The land planted in production forest has increased substantially with consequential harvesting operations now underway. There has also been an increase in dairying in the district, as elsewhere in the country.

People who undertake their activities within the rural areas are generally aware of the importance of undertaking their operations in a sustainable manner, acknowledging that sustainable management is of benefit to the district environmentally, ecologically, and socially.

Characteristics that contribute to the character of the Zone include:

- Rural production activities
- Areas of open space for public use

- Noise levels associated with the use of agricultural machinery and livestock
- Low levels of glare and light spill
- Accessibility to coastal and remote areas of the District
- A rural and coastal landscape
- Areas of indigenous vegetation and significant fauna
- Areas of high ecological, scientific, and cultural value
- Low population densities and dispersed rural and rural residential activities
- Vegetation and yards surrounding residential structures
- Provision of on-site areas for manoeuvrability of large vehicles associated with rural activities
- Minimal intrusion from signage
- Minimal intrusion from commercial and retail activities

Section 32 of the RMA requires Council to carry out an evaluation before a plan is publicly notified and before making a decision on submissions. The evaluation must examine whether each objective is the most appropriate way to achieve the purpose of the RMA and whether, having regard to their efficiency and effectiveness, the policies and other methods including rules are most appropriate or achieving the objectives. The evaluation must take into account the benefits and costs of policies, rules or other methods, as well as the risk of acting or not acting if there is uncertain or insufficient information about the subject.

This report provides the required evaluation of the objectives, policies and methods including rules relating to activities in the Rural Zone.

## **2. Legislative Framework**

### **2.1. Resource Management Act 1991 (RMA)**

Section 5 of the RMA sets out the purpose of the RMA as follows:

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
  - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Sustainable management of the rural land resource is fundamental to achieving the purpose of the RMA as set out in section 5.

Section 6 of the RMA lists matters of national importance and these include: preservation of the natural character of the coastal environment, lakes and rivers and their margins and their protection from inappropriate subdivision, development and use; maintenance and

enhancement of public access; protection of significant habitats of indigenous fauna; and relationship of Maori and their culture and traditions with ancestral water, waahi tapu and other taonga.

Section 7 requires that regard is given to a number of matters relevant to activities in the rural environment: kaitiakitanga, the ethic of stewardship, the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values, intrinsic values of ecosystems, maintenance and enhancement of the quality of the environment, and the protection of the habitat of trout and salmon.

Section 31 of the RMA gives Council the responsibility for:

“The establishment, implementation and review of objectives, policies and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:”

and

“the control of any actual or potential effects of the use, development, or protection of land”.

## **2.2. National Policy Statements**

The Council must give effect to National Policy Statements in the District Plan under sections 55 and 75(3)(a) of the RMA. The following two are relevant to this zone.

### **New Zealand Coastal Policy Statement (NZCPS)**

The NZCPS provides guidance for addressing issues in the coastal environment, part of which is contained in the Rural Zone. The Council must give effect to the provisions of the NZCPS under section 75(3)(b). The NZCPS contains seven objectives and 29 policies, of which the following objectives and their associated policies are relevant to the rural environment:

- Objective 1 which relates to the integrity, form, functioning and resilience of the coastal environment and its ecosystems, including marine and intertidal areas, estuaries, dunes and land.
- Objective 2, which relates to preserving the natural character of the coastal environment and protect natural features and landscape values.
- Objective 3, which relates to the principles of the Treaty of Waitangi, the role of tangata whenua as kaitiaki and tangata whenua involvement in the management of the coastal environment
- Objective 4, which relates to the maintenance and enhancement of public open space qualities and recreation opportunities of the coastal environment.

The NZCPS acknowledges that the coastal environment will vary from locality to locality. In the Ōpōtiki District, the coastal environment has been mapped in the Operative BOP Regional Policy Statement (RPS) and has been adopted for this plan.

### **National Policy Statement on Electricity Transmission 2008 (NPSET)**

The NPSET provides objectives and policies to recognise the national importance of the national grid and to guide the effects on and from the national grid in relation to other activities. The NPSET recognises that the National Grid is a physical resource of national

significance and that it plays a vital role in the wellbeing of New Zealand, its people and the environment. The NPSET helps to ensure that there is a nationally consistent approach to the National Grid. The National Grid passes through the Rural Zone

### 2.3. National Environmental Standards

Section 44A of the RMA requires the Council to ensure that a rule in the district plan does not duplicate, or be in conflict with, a national environmental standard. There are five National Environmental Standards (NES):

- National Environmental Standards for Air Quality (NESAQ)
- National Environmental Standards for Sources of Drinking Water (NESWQ)
- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)
- National Environmental Standards for Electricity Transmission Activities 2009 (NESETA)
- National Environmental Standard for Telecommunications Facilities 2008 (NESTF)

Of these, the **NESCS** provides a nationally consistent set of planning controls and soil contaminant values to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed. If necessary, the land must be remediated or the contaminants contained to make the land safe for human use. It requires district councils to assess proposals for subdivision or land use change in accordance with the level of risk. These rules have not been duplicated in the Plan.

### 2.4. Regional Policy Statement

Section 74 of the RMA requires that the District Plan must give effect to the Operative RPS. The RPS identifies regionally significant issues as including:

- Difficulties developing Maori land
- Reverse sensitivity effects on infrastructure
- Fragmentation of rural land
- Operation and growth of rural production activities
- Conflict between incompatible or sensitive activities and rural production activities in rural areas
- Integration of land use and infrastructure.

Objective	RPS Objective	Policies	Relevance
10	Cumulative effects of existing and new activities are appropriately managed	IR3B IR5B	Managing rural land, particularly to minimise reverse sensitivity effects
16	Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and safeguarding its mauri.	IW 1B	Enabling development of multiple-owned Maori land is important in the Rural Zone
26	The productive potential of the region's rural land resource is sustained and the growth and	UG 18B UG23B	Managing rural development and protecting versatile land Providing for the operation and

	efficient operation of rural production activities are provided for	UG 20B	growth of rural production activities Managing reverse sensitivity effects on rural production activities and infrastructure in rural areas
		UG 21B	Provision for utilisation of mineral resources

### 3. Key Issues

3.1 The key issues to be addressed in relation to activities in the rural environment are as follows:

#	Issue	Commentary
1	Lack of awareness of the effects of activities in the Rural Zone that can diminish the quality of the environment	Land managers can continue land use practices such as vegetation clearance, earthworks and buildings that, either on their own or with other sites or activities, can alter the character of the rural area and its quality.
2	Residential activities within the Zone have the potential to adversely affect the operation and amenity of the rural environment	People moving to live in rural areas may not understand that rural activities can lead to noise, odour and traffic and may seek limits on legitimate rural activities. Increased numbers of houses can also change rural character.
3	The Rural Zone comprises a large proportion of multiply owned Māori land and the Plan needs to allow opportunities for development of their land	There may be multiple houses on a single block of land in Maori title and this requires a more flexible approach to papakainga. Innovative farming activities may also be appropriate which can lead to changes to vegetation patterns
4	Residential sites within the zone need to be of sufficient size, so that where on-site effluent treatment is required there will be no adverse effects on the residential site, adjoining sites, or on the natural and physical resources of the District	Setting appropriate levels of density for house sites is important to avoid adverse effects on the environment.
5	Some activities will need to be distanced from other activities, especially where residential properties adjoin the activity. Adverse effects on residential activities can include odour, visual, health, light spill, noise, dust, or grit, or spray drift effects	Some rural activities such as quarries, packing sheds, enclosed animal farming and dairy sheds can detract from the amenity of nearby houses.
6	Activities within the zone have the potential to adversely affect the ability of lawfully established activities (including the National Grid) to operate through reverse sensitivity effects	Sensitive activities such as houses that locate too close to rural production activities or infrastructure can lead to limits on the operation of rural production activities or the inability to maintain and operate essential infrastructure, including the National Grid

7	Amenity values within residential properties need to be maintained so that the environmental quality of the site and adjoining sites are maintained	Site layout and setbacks to boundaries can achieve a higher level of amenity and avoid adverse effects on adjacent sites.
8	Some animal species, such as deer and goats, must be correctly housed and fenced to avoid adverse effects on areas of significant indigenous vegetation	Goats and deer are pest species which will destroy indigenous vegetation if they escape from farming activities.
9	The versatility of the district's land can be degraded and fragmented as a result of inappropriate and unnecessary subdivision and development	Controls on the number of houses and on subdivision are needed to avoid lifestyle lots removing versatile land from production
10	Rural-residential residents in the Rural Zone need to be aware of the surrounding environment and associated rural activities that occur in this environment	People living in rural areas may not understand that rural activities can lead to noise, odour and traffic and may seek limits on legitimate rural activities. Increased numbers of houses can also change rural character.

#### 4. Summary of Plan Provisions

The issues, objectives, policies, rules and other provisions and their relationship in the PDP are set out in the following table.

Issue 8.1	Objective	Policies	Rules	Other Methods
1	8.2.1	8.2.1.3, 8.2.1.4	8.3.1.1-2, 3, 8.3.3.1-4 8.3.4.1-1, 2, 4 8.5.1.4 8.6 Refer Chapter 13	8.7.1-1
2	8.2.1, 8.2.2	8.2.1.1, 8.2.1.4, 8.2.1.5, 8.2.2.1, 8.2.2.3	8.3.2.1-2, 6, 7 8.3.3.1-4 8.3.4.1-5 8.4.1 8.5.1-1, 2, 3, 4 8.6	8.7.1-1
3	8.2.4	8.2.4.1, 8.2.4.2	8.3.1.1-6, 9 8.3.2.1-6, 7 8.3.5.1-1 8.6	
4	8.2.1, 8.2.3	8.2.1.2, 8.2.3.4	8.3.1.1-5 8.3.2.1-6, 7 8.3.5.1-1 8.4.1 8.6.11	8.7.1-1
5	8.2.3	8.2.3.1, 8.2.3.3, 8.2.3.4	8.3.4.1-1, 2, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 20	8.7.1

			8.6.3, 8.6.4, 8.6.7, 8.6.11	
6	8.2.1	8.2.1.5	Refer Chapter 17	NESET
7	8.2.3	8.2.3.3, 8.2.3.4	8.3.1.1-5, 7 8.3.2.1-2 8.3.3.1-1, 2, 3 8.3.4.1-5, 10 8.4.1 8.5.1-1, 2, 3 8.6	8.7.1-1
8	8.2.1, 8.2.3	8.2.1.3	8.3.1.1- 2, 3 8.3.3.1-4 8.3.4.1-4 8.3.6.1-1, 2 8.5.1-4 8.6.14, 8.6.15 8.9.1, 8.9.2	8.7.1-1, 5, 6, 7
9	2	8.2.2.1, 8.2.2.2, 8.2.2.3	8.3.4.1-1, 2, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 20	Refer Chapter 15
10	1	8.2.1.1, 8.2.1.5, 8.2.3.4	8.3.4.5 8.6.4, 8.6.7, 8.6.11	8.7.1-1

## 5. Changes Made to ODP Approach

- 5.1 The ODP has a standalone chapter for the Rural Zone in chapter 16 and few material changes have been made. Specific rules for vegetation clearance and for subdivision have been moved to their own chapter.
- 5.2 A number of minor amendments have been made to the objectives, policies, rules and other methods to clarify provisions where unclear, delete unnecessary text and update references.
- 5.3 Rules are the principal method for managing the effects of activities in the rural environment and these are listed in the plan. Specific provision has been made for artificial crop protection structures as well as bird scaring devices and frost fans, while reducing adverse effects for nearby properties. The restricted discretionary category has been introduced where controls are required and it may be necessary to refuse consent where the purpose of the RMA will not be achieved. These rules are supported by other methods.

## 6. Evaluation – Appropriateness of Objectives

- 6.1 Objectives are to be assessed as to whether they are the most appropriate to achieve the purpose of the RMA. ‘Most appropriate’ has been interpreted to mean ‘suitable’.

	Objectives	Appropriateness
8.2.1	A rural environment that contributes to the economic and social wellbeing of the District and region through a range of rural activities, where the effects of	Addresses Issues 1, 2, 4, 6, 8, and 10. <b>Section 5:</b> The objective will achieve the purpose of the RMA by seeking outcomes that provide for the economic and social



	<p>activities are managed to maintain the rural character of the zone.</p>	<p>wellbeing of the District.  <b>Section 6:</b> There are no matters of national importance addressed through this objective  <b>Section 7:</b> The objective provides for the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment in accordance with section 7(b), (c), and (f).  <b>Section 8:</b> The objective is consistent with the principles of the Treaty.  <b>RPS:</b> It gives effect to Objective 26 of the RPS and policies UG18B, UG23B, UG20B, and UG21B</p>
8.2.2	<p>The productive potential of versatile land is sustained for rural production activities and protected from incompatible subdivision, use and development that would adversely affect its versatility and availability for rural production activities.</p>	<p>Addresses Issues 2 and 9.  <b>Section 5:</b> The objective will achieve the purpose of the RMA by seeking outcomes that provide for the economic and social wellbeing of the District.  <b>Section 6:</b> There are no matters of national importance addressed through this objective  <b>Section 7:</b> The objective provides for the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment in accordance with section 7(b), (c), and (f).  <b>Section 8:</b> The objective is consistent with the principles of the Treaty.  <b>RPS:</b> It gives effect to Objective 26 of the RPS and policies UG17B, UG3B, UG20B, and UG21B</p>
8.2.3	<p>Avoid, remedy, or mitigate adverse environmental effects of activities undertaken within the Rural Zone.</p>	<p>Addresses Issues 4, 7, and 8.  <b>Section 5:</b> The objective will achieve the purpose of the RMA by seeking outcomes that avoid, remedy or mitigate adverse effects on the environment.  <b>Section 6:</b> There are no matters of national importance addressed through this objective  <b>Section 7:</b> The objective provides for the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment in accordance with section 7(c) and (f).  <b>Section 8:</b> The objective is consistent with the principles of the Treaty.  <b>RPS:</b> It gives effect to Objective 26 of the RPS and policies UG20B and UG24B</p>

8.2.4	Recognise the special relationship tangata whenua have with their ancestral land	<p>Addresses Issue 3</p> <p><b>Section 5:</b> The objective will promote the purpose of the RMA, with a focus on enabling the use of land in Maori ownership in accordance with the owners' aspirations.</p> <p><b>Section 6:</b> The objective recognises the matters of national importance identified in section 6(e).</p> <p><b>Section 7:</b> The objective recognises and provides for the relationship tangata whenua have with their land that is in accordance with section 7(a), (aa), and (b).</p> <p><b>Section 8:</b> The objective is consistent with the principles of the Treaty.</p> <p><b>RPS:</b> It gives effect to Objectives 13, 16, and 21 of the RPS and policies IW1B, IW2B, IW5B, and MN1B.</p>
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6.2 These objectives are considered to be the most appropriate methods of achieving the purpose of the RMA as they recognise the matters set out in Part 2, they give effect to the relevant objectives and policies in the RPS, and they will guide the appropriate management of activities in the Rural Zone.

## 7. Evaluation – Achieving the Objectives

### 7.1 Section 32(1)(b) Requirements

Section 32(1)(b) of the RMA requires examination of whether the provisions (being policies, rules and other methods) in the Proposed Plan are the most appropriate way to achieve the objectives. The appropriateness must be considered in relation to:

- “(i) identifying other reasonably practicable options for achieving the objectives; and*
- (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
- (iii) summarising the reasons for deciding on the provisions”.*

These are set out below.

The assessment must be at a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects of the Proposed Plan. The Operative District Plan contains an existing chapter, Chapter 16, to manage activities in the rural environment and this approach and the Rural Zone has been carried forward into the Proposed Plan. As set out in section 5 above, the approach taken in the Proposed Plan is to amend the provisions only where necessary to:

- Clarify the provisions;
- Improve consistency across the Plan;

- Respond to new statutory requirements, such as through a national or regional policy statement;
- Delete unnecessary text;
- Update references.

Only where there are new statutory requirements through a national policy statement or regional policy statement have new provisions been introduced. A change in activities or the way they are managed requires examination of the provisions in more detail.

Therefore, as the plan provisions, being policies and rules, have not materially changed and are generally well understood and accepted as appropriate mechanisms to achieve environmental outcomes sought through the district plan, a detailed re-examination of the plan provisions is not considered to be necessary.

## 7.2 Reasonably Practicable Options

In terms of reasonably practicable options, as discussed above, the plan provisions have been generally carried forward. The reasonably practicable options are therefore considered to be:

Options	Response
Do nothing	<ul style="list-style-type: none"> <li>▪ No policy or rule in the plan.</li> <li>▪ Rely on other non-statutory methods as set out in the chapter</li> <li>▪ BOPRC plan provisions address the issue and duplication is unnecessary</li> </ul>
Status Quo	<ul style="list-style-type: none"> <li>▪ Carry forward the policy or rule without change or with only minor amendment</li> </ul>
New policy or provision	<ul style="list-style-type: none"> <li>▪ Address an issue that is not addressed or is ineffective in the operative plan</li> <li>▪ Give effect to a new requirement in a NPS or RPS</li> <li>▪ Align with plans or other statutory documents</li> </ul>

7.1.5 The plan provisions have been generally carried forward with amendments to clarify and improve consistency across the plan and with other documents. the status of activities and standards to be applied are well known to the community and well understood.

7.1.6 The “Do Nothing” option has not been selected as it is not acceptable where a policy or rule is required to achieve the purpose of the RMA and the objectives set out above. Either the status quo (with or without minor amendments for clarification) or a new provision have been assessed as reasonably practicable options. The proposals are concluded to be the only reasonably practicable options to evaluate.

## 7.3 Policies and methods

### 7.3.1 Efficiency and Effectiveness

In assessing the efficiency and effectiveness of the proposed provisions, the RMA requires the Council to “*identify and assess the benefits and costs of the environmental, economic, social,*

and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for:

- (i) economic growth that are anticipated to be provided or reduced; and
- (ii) employment that are anticipated to be provided or reduced”.

If practicable, the benefits and costs referred should be quantified.

### 7.3.2 Efficiency

The proposed policies will be efficient in achieving the objectives as they give clear direction for potential activities in the rural environment and guidance for decision makers.

### 7.3.3 Effectiveness

#### Objective 1

<b>Issue relationship</b>	8.1.1, 2, 4, 6, 8, and 10
<b>Objective 8.2.1</b>	A rural environment that contributes to the economic and social wellbeing of the district and region through a range of rural activities, where the effects of activities are managed to maintain the rural character of the zone
<b>Policies</b>	
<b>8.2.1.1</b>	Recognise the Rural Zone as a working rural environment and ensure that residential activities do not result in reverse sensitivity effects on rural production activities.
<b>8.2.1.2</b>	Manage the density of subdivision and development to maintain the rural characteristics of the zone and the quality of the rural environment and the District’s natural and physical resources.
<b>8.2.1.3</b>	Ensure the maintenance and enhancement of visual open space and vegetated character of the rural environment.
<b>8.2.1.4</b>	To maintain the rural character and <b>amenity values</b> associated with the low density rural environment.
<b>8.2.1.5</b>	Ensure that sensitive activities, including new residential activities, that may lead to reverse sensitivity effects on existing lawfully established activities, including infrastructure, are appropriately located and managed.
<b>Methods</b>	Methods to give effect to the policies relate to: <ul style="list-style-type: none"> <li>▪ Zoning most of the rural area of the District Rural to give priority to rural production activities.</li> <li>▪ The status of activities, being permissive to give priority to rural production activities</li> <li>▪ Setting standards to manage potential effects of activities on other sites and their amenity value.</li> <li>▪ Enabling controls to be imposed through the consent process for activities that may result in reverse sensitivity effects or adversely</li> </ul>

	<p>affect the rural character, its open space and visual environment</p> <ul style="list-style-type: none"> <li>▪ Requiring consideration of the scale and effects of new activities in relation to waterbodies and riparian areas, with appropriate setbacks as required.</li> <li>▪ The use of the restricted discretionary classification to allow activities to be considered in relation to relevant potential effects where standards cannot be met</li> </ul>
<b>Benefits</b>	
<b>Environmental benefits</b>	<ul style="list-style-type: none"> <li>▪ Provides clear guidance through objectives, policies, rules and zoning to give priority to rural production activities.</li> <li>▪ Sets expectations for the continuation of the established character and amenity of the rural environment</li> <li>▪ Directs sensitive activities that may lead to reverse sensitivity effects away from rural production activities.</li> <li>▪ Imposes controls on the proximity of activities and residential buildings for amenity</li> <li>▪ Will enable the specific effects on the environment that relate to activities that do not require to be located in rural areas to be considered</li> <li>▪ Allows specified aspects of activities to be managed where appropriate to the potential effects of the activity.</li> <li>▪ Well understood approach which achieves the purpose of managing rural activities in a way that is consistent with the objectives</li> </ul>
<b>Economic Benefits</b>	<ul style="list-style-type: none"> <li>▪ Gives certainty that the purpose of the rural environment is for rural production activities that may generate employment opportunities</li> <li>▪ Gives priority to activities that require a rural location or are dependent on the fertility of the land.</li> <li>▪ Greater certainty about the types of effects that will be controlled</li> <li>▪ Gives permitted activity status to activities which are encouraged in the rural environment to avoid the cost of consent processes for those activities.</li> <li>▪ Uses the hierarchy of other activity status to manage activities according to their effects to reduce costs of establishment.</li> </ul>
<b>Social Benefits</b>	<ul style="list-style-type: none"> <li>▪ Supports a range of activities with priority for rural activities, while allowing opportunities for other activities</li> <li>▪ Enables residential use of rural land in accordance with lot size, to support the rural population.</li> </ul>
<b>Cultural Benefits</b>	<ul style="list-style-type: none"> <li>▪ Recognises marae and urupa as permitted activities throughout the Rural zone.</li> <li>▪ Provides for papakainga development as a controlled activity, to reduce consent costs.</li> <li>▪ No other cultural benefits identified</li> </ul>
<b>Costs</b>	
<b>Environmental Costs</b>	<ul style="list-style-type: none"> <li>▪ Some opportunity remains for activities to adversely affect the environment</li> <li>▪ All activities that may adversely affect the environment may not be controlled</li> </ul>
<b>Economic Costs</b>	<ul style="list-style-type: none"> <li>▪ Imposes constraints on activities that do not require a rural location</li> <li>▪ May be increased application costs associated with consents for some new activities</li> <li>▪ The policy may result in higher costs for operators of activities other</li> </ul>

	than rural production activities
<b>Social Costs</b>	<ul style="list-style-type: none"> <li>▪ Some activities may be limited where they would compromise the values of the rural environment and hence the opportunity for social interaction</li> </ul>
<b>Cultural Costs</b>	<ul style="list-style-type: none"> <li>▪ No specific cultural costs identified</li> </ul>
<b>Risk of Acting or Not Acting</b>	Risk is a factor of potential consequences and the likelihood of a consequence occurring.
	The risk of not acting may lead to development of rural land, including versatile land, for activities that do not rely on the rural land resource, resulting in loss of potential productivity and its values to the community. There may be consequentially loss of social and economic opportunities. The risk of not acting is not consistent with achieving the purpose of the RMA, and especially section 6 and 7. There is sufficient information known about the consequences
<b>Overall Assessment</b>	The inclusion of the provisions above is supported as enabling the purpose of the RMA to be achieved including sections 6 and 7 matters.

### Objective 8.2.2

<b>Issue relationship</b>	8.1.2 and 9
<b>Objective 8.2.2</b>	The productive potential of versatile land is sustained for rural production activities and protected from incompatible subdivision, use and development that would adversely affect its versatility and availability for rural production activities
<b>Policies</b>	
<b>8.2.2.1</b>	Subdivision, use and development should not result in a significant reduction of land use options for versatile land or increase reverse sensitivity effects on rural production activities.
<b>8.2.2.2</b>	Versatile land should be used and developed in a manner that it remains available to present and future generations for rural production activities.
<b>8.2.2.3</b>	The productive potential of versatile land should not be compromised by activities that do not rely on the productive potential of the land.
<b>Methods</b>	<p>Methods to give effect to the policies relate to:</p> <ul style="list-style-type: none"> <li>▪ Zoning most of the rural area of the District Rural to give priority to rural production activities.</li> <li>▪ The status of activities, with farming being permitted and activities that are not dependent on the soil resource being discretionary activities, to give priority to rural production activities</li> <li>▪ Enabling controls to be imposed through the consent process for activities that may result in land being taken out of production on versatile land</li> <li>▪ Controlling the number of dwellings allowed as a permitted activity on rural sites.</li> </ul>
<b>Benefits</b>	
<b>Environmental benefits</b>	<ul style="list-style-type: none"> <li>▪ Provides clear guidance through objectives, policies, rules and zoning to give priority to rural production activities.</li> <li>▪ Will enable the specific effects on the environment that relate to activities that do not require to be located in rural areas and on</li> </ul>

	<p>versatile land to be considered as discretionary activities</p> <ul style="list-style-type: none"> <li>Well understood approach which achieves the purpose of managing rural activities in a way that is consistent with the objectives</li> </ul>
<b>Economic Benefits</b>	<ul style="list-style-type: none"> <li>Gives certainty that the purpose of versatile land is for rural production activities that may generate employment opportunities</li> <li>Gives certainty about the types of effects that will be controlled</li> <li>Gives permitted activity status to activities which are encouraged in the rural environment</li> <li>Uses the hierarchy of other activity status to manage activities according to their requirement for a rural location.</li> </ul>
<b>Social Benefits</b>	<ul style="list-style-type: none"> <li>Supports priority for rural activities, while allowing opportunities for other activities subject to consent where appropriate</li> <li>Provides for activities such as artificial crop protection structures that are ancillary to farming</li> </ul>
<b>Cultural Benefits</b>	<ul style="list-style-type: none"> <li>No specific cultural benefits identified</li> </ul>
<b>Costs</b>	
<b>Environmental Costs</b>	<ul style="list-style-type: none"> <li>Permitted activity status remains for some activities that will potentially remove versatile land from production.</li> </ul>
<b>Economic Costs</b>	<ul style="list-style-type: none"> <li>Imposes constraints on activities that do not require a rural location</li> <li>May be increased application costs associated with management of non rural production activities but enables priority for farming</li> <li>The policy may result in higher costs for operators of activities other than rural production activities</li> </ul>
<b>Social Costs</b>	<ul style="list-style-type: none"> <li>Some activities may be limited where they would compromise the values of the rural environment and the versatile land resource</li> </ul>
<b>Cultural Costs</b>	<ul style="list-style-type: none"> <li>No specific cultural costs identified</li> </ul>
<b>Risk of Acting or Not Acting</b>	<p>Risk is a factor of potential consequences and the likelihood of a consequence occurring.</p> <p>The risk of not acting may lead to development of rural land, including versatile land, for activities that do not rely on the rural land resource, resulting in loss of potential productivity and its values to the community. There may be consequentially loss of social and economic opportunities. The risk of not acting is not consistent with achieving the purpose of the RMA, and especially section 6 and 7.</p> <p>There is sufficient information known about the consequences</p>
<b>Overall Assessment</b>	<p>The inclusion of the provisions above is supported as enabling the purpose of the RMA to be achieved including sections 6 and 7 matters.</p>

### Objective 8.2.3

<b>Issue relationship</b>	8.1.4, 7, and 8
<b>Objective 8.2.3</b>	Avoid, remedy, or mitigate adverse environmental effects of activities undertaken within the Rural Zone
<b>Policies</b>	
<b>8.2.3.1</b>	Provide for the use, storage and transport of <b>hazardous substances</b> that is compliant with the requirements of the relevant legislation and <b>industry</b> standards.
<b>8.2.3.2</b>	Ensure that any <b>site</b> within the zone is of sufficient size to avoid or mitigate any potential effects of on-site effluent disposal.

<p><b>8.2.3.3</b></p> <p><b>8.2..3.4</b></p>	<p>Screening of storage and service areas where appropriate so that these do not detract from the character of the Rural Zone.</p> <p>Mitigation of the potential adverse effects on amenity of <b>dwelling</b>s, where these mitigation measures include <b>landscaping</b>, screening, and separation distances from adjoining activities and <b>waterbodies</b>.</p>
<p><b>Methods</b></p>	<p>Methods to give effect to the policies relate to:</p> <ul style="list-style-type: none"> <li>▪ Zoning most of the rural area of the District Rural to provide for a range of activities appropriate to the rural environment.</li> <li>▪ The status of activities, being permissive for activities that will have a lower level of adverse effects on other sites and activities</li> <li>▪ Requiring resource consent for activities that have potentially more significance adverse effect on the rural environment</li> <li>▪ Imposing controls through the consent process for activities that may adversely affect the rural character, its open space and visual environment</li> <li>▪ Requiring consideration of the scale and effects of new activities in relation to waterbodies and riparian areas, with appropriate setbacks as required.</li> <li>▪ The use of the restricted discretionary classification to allow activities to be considered in relation to relevant potential effects where standards cannot be met</li> </ul>
<p><b>Benefits</b></p>	
<p><b>Environmental benefits</b></p>	<ul style="list-style-type: none"> <li>▪ Provides clear guidance through objectives, policies, rules and zoning to give priority to rural production activities.</li> <li>▪ Sets expectations for the character and amenity of the rural environment</li> <li>▪ Uses resource consent process to consider the effects of activities that may lead to reverse sensitivity effects.</li> <li>▪ Imposes controls on the proximity of activities and residential buildings for amenity</li> <li>▪ Will enable the specific effects on the environment that relate to activities that do not require to be located in rural areas to be considered</li> <li>▪ Allows specified aspects of activities to be managed where appropriate to the potential effects of the activity.</li> <li>▪ Well understood approach which achieves the purpose of managing rural activities in a way that is consistent with the objectives</li> </ul>
<p><b>Economic Benefits</b></p>	<ul style="list-style-type: none"> <li>▪ Gives certainty that the purpose of the rural environment is for rural production activities that may generate employment opportunities</li> <li>▪ Imposes constraints on activities that do not require a rural location</li> <li>▪ Gives certainty about the types of effects that will be controlled</li> <li>▪ Uses the hierarchy of other activity status to manage activities according to their effects to reduce costs of establishment.</li> </ul>
<p><b>Social Benefits</b></p>	<ul style="list-style-type: none"> <li>▪ Supports a range of activities with priority for rural activities, while allowing opportunities for other activities</li> <li>▪ Enables residential development associated with use of rural land, to support the rural population.</li> </ul>
<p><b>Cultural Benefits</b></p>	<ul style="list-style-type: none"> <li>▪ Provides for papakainga development as a controlled activity, so that</li> </ul>



	<p>consent must be granted where standards are met.</p> <ul style="list-style-type: none"> <li>▪ No other cultural benefits identified</li> </ul>
<b>Costs</b>	
<b>Environmental Costs</b>	<ul style="list-style-type: none"> <li>▪ Risk of environmental effects is addressed through the policy</li> <li>▪ Some opportunity remains for activities to adversely affect the environment</li> </ul>
<b>Economic Costs</b>	<ul style="list-style-type: none"> <li>▪ May be increased application costs associated with management of non rural production activities but enables priority for priority activities</li> <li>▪ The policy may result in higher costs for operators of activities other than rural production activities</li> </ul>
<b>Social Costs</b>	<ul style="list-style-type: none"> <li>▪ Some activities may be limited where they would compromise the values of the rural environment and hence the opportunity for social interaction</li> </ul>
<b>Cultural Costs</b>	<ul style="list-style-type: none"> <li>▪ No specific cultural costs identified</li> </ul>
<b>Risk of Acting or Not Acting</b>	<p>Risk is a factor of potential consequences and the likelihood of a consequence occurring.</p> <p>The risk of not acting may lead to activities on rural land, which may have significant adverse effects on the rural environment and limitations on legitimate rural activities. There may be consequentially loss of social and economic opportunities.</p> <p>The risk of not acting is not consistent with achieving the purpose of the RMA, and especially section 6 and 7.</p> <p>There is sufficient information known about the consequences</p>
<b>Overall Assessment</b>	<p>The inclusion of the provisions above is supported as enabling the purpose of the RMA to be achieved including sections 6 and 7 matters.</p>

#### Objective 8.2.4

<b>Issue relationship</b>	8.1.3
<b>Objective 8.2.4</b>	Recognise the special relationship tangata whenua have with their ancestral land
<b>Policies</b>	
<b>8.2.4.1</b>	To recognise and provide for the cultural, spiritual and archaeological values of tangata whenua and the desire of tangata whenua to live on and develop their ancestral lands.
<b>8.2.4.2</b>	To recognise the special relationship of Maori with their ancestral land by enabling use and development of land, including Papakainga and associated support facilities.
<b>Methods</b>	<p>Methods to give effect to the policies relate to:</p> <ul style="list-style-type: none"> <li>▪ Providing for farming of all rural land, unless it is located in an outstanding natural feature or landscape</li> <li>▪ Providing for marae as permitted activities and papakainga as controlled activities where standards are met.</li> <li>▪ Requiring consent where cultural values of significant sites may be affected or lost</li> <li>▪ Specifying criteria for evaluating applications that may adversely affect sites of significance to tangata whenua</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Work with iwi and hapū to develop appropriate processes for requiring consent and including criteria for assessment.</li> </ul>
<b>Benefits</b>	
<b>Environmental benefits</b>	<ul style="list-style-type: none"> <li>▪ Enables productive use of rural land.</li> <li>▪ Enables papakainga development up to 50 houses as a controlled activity so that consent cannot be refused.</li> <li>▪ Seeks to achieve protection and appropriate management of potential effects on sites of cultural significance to iwi and hapū.</li> </ul>
<b>Economic Benefits</b>	<ul style="list-style-type: none"> <li>▪ Enables production use of all land</li> </ul>
<b>Social Benefits</b>	<ul style="list-style-type: none"> <li>▪ Enables papakainga development</li> <li>▪ Protects cultural resources which support social wellbeing of the community</li> </ul>
<b>Cultural Benefits</b>	<ul style="list-style-type: none"> <li>▪ Allows residential occupation of Maori land in multiple ownership</li> <li>▪ Requires consideration of cultural values in consent processes</li> <li>▪ Maintains the relationship of iwi and hapū with places of significance</li> <li>▪ Requires the Council to work with iwi and hapū to identify and protect sites of cultural significance</li> </ul>
<b>Costs</b>	
<b>Environmental Costs</b>	<ul style="list-style-type: none"> <li>▪ No environmental costs identified</li> </ul>
<b>Economic Costs</b>	<ul style="list-style-type: none"> <li>▪ Economic costs may be incurred in achieving the outcome sought by the policies</li> </ul>
<b>Social Costs</b>	<ul style="list-style-type: none"> <li>▪ Some activities may be limited where they would compromise the values of the site</li> </ul>
<b>Cultural Costs</b>	<ul style="list-style-type: none"> <li>▪ No cultural costs identified</li> </ul>
<b>Risk of Acting or Not Acting</b>	<p>Risk is a factor of potential consequences and the likelihood of a consequence occurring.</p>
	<p>The risk of not acting may lead to loss of opportunities for productive use for farming and residential development of Mari land in multiple ownership and loss of sites of cultural significance, with consequential loss of social and economic wellbeing.</p> <p>The risk of not acting is not consistent with achieving the purpose of the RMA, and especially section 6 and 7.</p> <p>There is sufficient information known about the consequences</p>
<b>Overall Assessment</b>	<p>The inclusion of the provisions above is supported as enabling the purpose of the RMA to be achieved including sections 6 and 7 matters.</p>