

ATTACHMENT E – PROPOSED PLAN OBJECTIVES AND POLICIES

Rural Environment – Strategic Objectives

RE-11	Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic and social well-being and prosperity of the district is recognised, while ensuring their adverse effects are avoided, remedied or mitigated.
RE-12	Highly productive land and natural, physical and cultural resources located within rural areas that are of significance to the district are protected from inappropriate activities.

Subdivision – Objectives and Policies

Objectives	
SUB-O1	Subdivision results in the efficient use of land and achieves patterns of development that are compatible with the role, function and predominant or planned character of each zone.
SUB-O2	Subdivision is designed and located to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that: <ol style="list-style-type: none"> 1. responds to the site's physical characteristics and context including any non-scheduled features; 2. is accessible, connected and integrated with the surrounding neighbourhoods; 3. contributes to the predominant or planned character of the zone and a sense of place; 4. protects and enhances scheduled features; 5. provides accessible and well-designed open space areas for various forms of recreation, including sport and active recreation, for the health and wellbeing of communities; and 6. protects highly productive land in the Rural Production Zone.
SUB-O3	Infrastructure is planned to service proposed subdivision and development in a manner that: <ol style="list-style-type: none"> 1. protects scheduled features; and 2. connects with the wider infrastructure network in an integrated, efficient and coordinated manner and is provided at the time of subdivision.
Policies	
All Subdivision	
SUB-P1	Allow subdivision that results in the efficient use of land, provides for the needs of the community and supports the policies of the District Plan for the applicable zones, where subdivision design: <ol style="list-style-type: none"> 1. reflects patterns of development that are compatible with, and reinforce the role, function and predominant or planned character of the zone; 2. does not compromise the integrity and planned outcomes for the zone with lot sizes sufficient to accommodate intended land uses; 3. in the City Centre, Town Centre, Mixed Use and Local Centre zones, minimises proliferation of vehicle crossings that could restrict the ability of pedestrians to move safely and efficiently along the street and within public places or reduces the presence of retail activity at the ground floor; 4. in the Commercial Zone/PREC13 - Ngā Motu Precinct, ensure that comprehensive, coordinated and efficient development occurs for the entire precinct; 5. in the Mixed Use and General Industrial zones, incorporates sufficient setbacks at residential zone interfaces (where subdivision adjoins such a zone) to provide sufficient space for planting and landscaping; 6. in the Large Format Retail Zone, avoids the fragmentation of land or creation of small allotments that would limit or constrain the ability to use land for large format retail activities; 7. in the General Industrial, Large Format Retail, Residential and Rural zones, incorporates sufficient space for on-site stormwater disposal including the use of water sensitive and low-impact design solutions; and 8. protects highly productive land in the Rural Production Zone.
SUB-P2	Manage the subdivision of land and development of associated infrastructure so that non-scheduled features are appropriately considered in the site layout and design, and scheduled features are protected and enhanced.

SUB-P3	<p>Manage significant risks from natural hazards by restricting subdivision that:</p> <ol style="list-style-type: none"> 1. creates new or exacerbates existing natural hazards including coastal hazards, erosion, slippage, subsidence, falling debris or flooding; or 2. results in adverse effects on the stability of land and buildings; and 3. does not provide safe, flood free and stable building platforms at the time of subdivision.
SUB-P4	<p>Require infrastructure to be provided in an integrated and comprehensive manner by:</p> <ol style="list-style-type: none"> 1. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure; 2. ensuring that the appropriate infrastructure for the subsequent use of the land is in place at the time of subdivision or development; and 3. requiring connections to Council's reticulated systems in urban areas or appropriate on-site infrastructure to be provided in other areas, at the time of subdivision.
SUB-P5	<p>Require efficient and sustainable stormwater control and disposal systems to be designed and installed at the time of subdivision that:</p> <ol style="list-style-type: none"> 1. recognises the value of natural systems in sustainable stormwater management and incorporates water sensitive and low impact design principles, that are sufficient for the amount and rate of anticipated runoff; 2. mitigate the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land, where sufficient infrastructure capacity is not available; 3. where feasible, utilise stormwater management areas for multiple uses, while ensuring they have an interface with residential activities or commercial activities that do not compromise the predominant or planned character of the zone; 4. avoid any increase in sediment and other contaminants entering waterbodies or downstream effects as a result of stormwater disposal; and 5. Where it is proposed to dispose of stormwater to a waterbody, considers the outcome of any consultation with tangata whenua, including any expert cultural advice provided, with respect to mitigation measures and opportunities to incorporate mātauranga Māori into the disposal method.
Rural Subdivision	
SUB-P10	<p>Manage the scale, design and intensity of subdivision in the Rural Production Zone by:</p> <ol style="list-style-type: none"> 1. allowing one additional record of title for a small allotment only where there is a large balance area; 2. managing subdivision that does not comply with Subdivision Effects Standards; 3. managing subdivision that involves multiple allotments with a large balance area and only allowing multiple records of title from the parent title where the overall productive capacity of highly productive land will be retained over the long term; and 4. avoiding subdivision that would compromise the role, function and predominant character of the Rural Production Zone, or is more typical of patterns of development in urban areas.
SUB-P11	<p>Manage the scale, design and intensity of subdivision in the Rural Lifestyle Zone by:</p> <ol style="list-style-type: none"> 1. allowing up to four small allotments per record of title that existed on [date the District Plan is operative] only where there are corresponding larger lots, and the subdivision design reinforces and is compatible with the role, function and predominant or planned character of the zone; 2. managing subdivision that involves multiple small allotments; and 3. avoiding subdivision that would compromise the role, function and predominant or planned character of the Rural Lifestyle Zone, or is more typical of patterns of development in urban areas.
SUB-P12	<p>Ensure that that subdivision in the Rural Zones results in lot sizes and lot configurations that:</p> <ol style="list-style-type: none"> 1. are appropriate for the development and land use intended by the zone; 2. are compatible with the role, function and predominant or planned character of the zone; 3. maintain rural character and amenity; and 4. are consistent with the quality and types of development envisaged by the zone objectives and policies, including by minimising any reverse sensitivity effects and conflict with activities permitted in the zones.
SUB-P13	<p>Manage subdivision in the Future Urban Zone by:</p> <ol style="list-style-type: none"> 1. providing for a minimum lot size for new and balance lots of 20ha only to ensure the subdivision design reinforces the role, function and character of the zone; and 2. avoiding subdivision that will compromise the ability in future to develop and use the Future Urban Zone for urban growth purposes in an integrated and comprehensive manner.
SUB-P14	<p>Require subdivision design and layout in the Rural Zones to respond positively to, and be integrated with the surrounding rural or rural lifestyle context, including by:</p> <ol style="list-style-type: none"> 1. incorporating physical site characteristics, constraints and opportunities into subdivision design;

	<ol style="list-style-type: none"> 2. minimising earthworks and land disturbance by designing building platforms that integrate into the natural landform; 3. avoiding inappropriately located buildings and associated access points including prominent locations as viewed from public places; 4. incorporating sufficient separation from zone boundaries, transport networks, rural activities and rural industry to minimise potential for reverse sensitivity conflicts; 5. incorporating sufficient separation between building platforms and scheduled features to minimise potential adverse effects on those features and providing for the protection and maintenance of indigenous biodiversity; 6. where a subdivision has the potential to compromise cultural, spiritual or historic values of importance to tangata whenua, considering the outcomes of any consultation with tangata whenua, including any expert cultural advice provided with respect to: 7. opportunities to incorporate mātauranga Māori into the design and development of the subdivision; 8. opportunities for tangata whenua's relationship with ancestral lands, water, sites, wāhi tapu and other taonga to be maintained or strengthened; and 9. options to avoid, remedy or mitigate adverse effects; 10. promoting sustainable stormwater management through water sensitive design solutions; and 11. in the Rural Lifestyle Zone, achieving patterns of development and allotment sizes that provide opportunities for rural lifestyle living.
SUB-P15	<p>Ensure that subdivision in the Rural Lifestyle or Rural Production Zones maintains or enhances the attributes that contribute to rural character and amenity values, including:</p> <ol style="list-style-type: none"> 1. varying forms, scales, spaciousness and separation of buildings and structures associated with the use of the land; 2. maintaining prominent ridgelines, natural features and landforms, and predominant vegetation of varying types; 3. low population density and scale of development relative to urban areas; 4. on-site servicing and a lack of urban infrastructure; and 5. in the Rural Production Zone, the continued and efficient operation of rural activities and productive working landscapes.

Light – Objectives and Policies

Objectives	
LIGHT-O1	Activities are able to use artificial lighting for operational and functional purposes and to provide for the security and safety of people and property.
LIGHT-O2	Artificial lighting is located, designed and operated to maintain the character and amenity values within zones, and so that it does not adversely affect the health and safety of people, the safe operation of the transport network, views and cultural values of the night sky, and the natural behaviour and habitats of indigenous fauna.
Policies	
LIGHT-P1	Allow activities to generate an appropriate level of artificial lighting for operational and functional purposes while maintaining the predominant or planned character and amenity of each zone.
LIGHT-P2	<p>Require artificial lighting to be located, designed and operated to:</p> <ol style="list-style-type: none"> 1. control the maximum level of light overspill and glare; 2. manage adverse light spill and glare effects on adjacent properties, the health and safety of people, traffic safety, views and cultural values of the night sky, and the natural behaviour and habitats of indigenous fauna.

Rural Production Zone – Objectives and Policies

Objectives	
RPROZ-O1	Productive land and resources support a range of production oriented and resource dependent activities.
RPROZ-O2	The Rural Production Zone is predominantly used for primary production.

RPROZ-O3	The role, function and predominant character of the Rural Production Zone is not compromised by incompatible activities.
RPROZ-O4	Maintain the predominant character and amenity of the Rural Production Zone, which includes: <ol style="list-style-type: none"> 1. extensive areas of vegetation of varying types (for example, pasture for grazing, crops, forestry and indigenous vegetation and habitat) and the presence of natural features, historic heritage, Māori purpose activities, and large numbers of farmed animals; 2. low density built form with open space between buildings that are predominantly used for agricultural, pastoral and horticultural activities (for example, barns and sheds), low density rural living (for example, farm houses and worker's cottages) and community activities (for example, rural halls, domains and schools); 3. a range of noises, smells, light overspill and traffic, often on a cyclic and seasonable basis, generated from the production, manufacture, processing and transportation of raw materials derived from primary production; 4. interspersed existing energy activities and rural industry facilities associated with the use of the land for intensive indoor primary production, quarrying, and cleanfills; and 5. the presence of rural infrastructure, including rural roads, and the on-site disposal of waste, and a general lack of urban infrastructure, including street lighting, solid fences and footpaths.
RPROZ-O5	The Rural Production Zone is a functional, production and extraction orientated working environment where primary production and rural industry activities are able to operate effectively and efficiently, while ensuring that: <ol style="list-style-type: none"> 1. the adverse effects generated by primary production and rural industry activities are appropriately managed; and 2. primary production and rural industry activities are not limited, restricted or compromised by incompatible activities or reverse sensitivity effects.
RPROZ-O6	Natural features, highly productive land, tangata whenua values, rural character and amenity are not compromised by adverse changes to landform, intensification of land use activities (excluding agricultural, pastoral and horticultural activities) and/or built form, or urbanisation.
RPROZ-O7	Sensitive activities are designed and located to avoid conflict with primary production and avoid or mitigate adverse reverse sensitivity effects.
Policies	
RPROZ-P1	Allow activities that are compatible with the role, function and predominant character of the Rural Production Zone, while ensuring their design, scale and intensity is appropriate, including: <ol style="list-style-type: none"> 1. agricultural, pastoral and horticultural activities; 2. residential activities; 3. residential visitor accommodation; 4. Māori purpose activities; and 5. rural produce retail.
RPROZ-P2	Manage activities that are potentially compatible with the role, function and predominant character of the Rural Production Zone and ensure it is appropriate for such activities to establish in the Rural Production Zone, having regard to whether: <ol style="list-style-type: none"> 1. the activity is compatible with the character and the amenity of the rural area; 2. the activity will limit or constrain the establishment and operation of agricultural, pastoral and horticultural activities; 3. the activity will reduce the potential for versatile land to be used for productive purposes and in a sustainable manner; 4. adequate on-site infrastructure and services are available or can be provided to service the activity's needs; 5. adverse effects can be internalised within the activity's site; and 6. the activity will not result in conflict at zone interfaces. <p>Potentially compatible activities include:</p> <ol style="list-style-type: none"> 1. community facilities; 2. camping grounds; 3. sport and recreation activities; 4. rural industry; 5. aquaculture; 6. mining; 7. intensive indoor primary production; 8. rural transport activities; 9. quarries; 10. retail activities (except supermarkets, large format retail activities and integrated retail activities);

	<ul style="list-style-type: none"> 11. business service activities; 12. commercial service activities; 13. industrial activities; 14. emergency service facilities; 15. educational facilities (except Māori purpose activities); 16. residential activities associated with Green School at Koru Road; and 17. community corrections activities.
RPROZ -P3	<p>Avoid activities that are incompatible with role, function and predominant character of the Rural Production Zone and activities that will result in:</p> <ul style="list-style-type: none"> 1. reverse sensitivity effects or conflict with permitted activities in the zone; or 2. adverse effects, which cannot be avoided, or appropriately remedied or mitigated, on: <ul style="list-style-type: none"> a. rural character and amenity values; b. the productive potential of highly productive soils and versatile rural land. <p>Incompatible activities include:</p> <ul style="list-style-type: none"> 1. residential activities (except papakāinga) and rural lifestyle living that are not ancillary to rural activities; 2. retirement villages; 3. visitor accommodation (excluding residential visitor accommodation); 4. supermarkets; 5. integrated retail activities; and 6. large format retail activities.
RPROZ -P4	<p>Maintain the role, function and predominant character of the Rural Production Zone by controlling the effects of:</p> <ul style="list-style-type: none"> 1. building height, bulk and location; 2. setback from boundaries and boundary treatments; and 3. earthworks and subdivision.
RPROZ -P5	<p>Require the effects generated by activities to be of a type, scale and level that is appropriate in the Rural Production Zone and that will maintain rural character and amenity, including by:</p> <ul style="list-style-type: none"> 1. managing noise and light emissions to an acceptable level, particularly around sensitive activities; and 2. managing high traffic generation activities that compromise the safe and efficient use of the transport network.
RPROZ -P6	<p>Ensure large-scale primary production and rural industry are designed and located appropriately, having regard to:</p> <ul style="list-style-type: none"> 1. the duration or permanency of the activity; 2. whether the primary access is located on an arterial or collector road or a road designed to provide for anticipated traffic generation; 3. sufficient separation from sensitive activities by distance or topography to avoid risk to people, property and the environment; 4. whether the activity may compromise any cultural, spiritual or historic values of importance to tangata whenua, and if so, the outcomes of any consultation with tangata whenua, including any expert cultural advice provided with respect to mitigation options; 5. the extent of rehabilitation proposed and whether it will result in a net environmental benefit for the immediate area or community or establish land use appropriate to the area; 6. methods for avoiding adverse effects on scheduled features; and 7. minimisation of adverse visual effects through screen planting, building design, siting, and the retention of existing vegetation.
RPROZ -P7	<p>Require sensitive activities to be appropriately located and designed to avoid or mitigate reverse sensitivity effects, risks to people, property and the environment, and conflict with activities permitted in the Rural Production Zone, including by:</p> <ul style="list-style-type: none"> 1. ensuring sufficient separation by distance or topography between sensitive activities and zone boundaries, transport networks, primary production, significant hazardous facilities and rural industry; 2. adopting appropriate design measures to minimise the impact of off-site effects of rural industry that cannot be internalised within the rural industry activity's site; and 3. utilising landscaping, screen planting or existing topography to minimise the visual impact of rural industry.
RPROZ -P8	<p>Require that buildings and structures associated with large scale activities maintain rural character and visual amenity by:</p> <ul style="list-style-type: none"> 1. locating buildings away from prominent ridgelines and providing separation between buildings; 2. requiring buildings to be designed to a form and scale that is in keeping with the rural landscape of the area; 3. softening with vegetation related to the area and using appropriate boundary treatments; and 4. minimising adverse visual effects through use of appropriate materials and recessive colours.