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**Section 32 Report for the Proposed Waitomo District Plan**

Section 32 Report – Rural Production Zone

SUMMARY OF ISSUES	RESOURCE MANAGEMENT ACT 1991	NATIONAL DIRECTION	REGIONAL POLICY STATEMENTS	IWI MANAGEMENT PLANS CONT...
<p>The rural production zone chapter addresses the issues:</p> <ul style="list-style-type: none"> <li>Reverse sensitivity, particularly where sensitive land uses constrain existing rural production activities</li> <li>The use and development of natural and physical resources and the positive benefits of rural production to the District and its communities.</li> <li>Some industries involve the use of rural resources and therefore have limited locational choice.</li> <li>Some industries have adverse environmental effects such as noise, and dust emissions that are difficult to contain and may affect residential or other sensitive activities.</li> <li>Heavy vehicles typically associated with rural industrial activities may adversely affect the safe and efficient operation of roads through the damage caused to the road surface and conflicting traffic patterns between through traffic and turning vehicles.</li> <li>Extractive industry may adversely affect the amenity of rural areas through the discharge of stormwater, dust emissions and noise and visual effects, and may have adverse effects on habitat values.</li> </ul>	<p><b>Section 5 RMA</b> The use of rural land is highly relevant to section 5 of the RMA. The rural environment is a key source of resources such as aggregate for roads and power generation, both of which enable people and communities to provide for their economic and social needs.</p> <p>The rural industries and the activities enabled therein, provide economic activity. This in turn enables people and communities to provide for their economic and social well-being. The establishment of sensitive activities in close proximity can compromise legitimate rural industrial activities from establishing or continuing through reverse sensitivity. Rural industrial land must be protected as a valuable resource for industrial activities for future generations.</p> <p>However industrial activities can give rise to adverse effects, and section 5(2)(c) requires those adverse effects be avoided, remedied or mitigate.</p> <p><b>Section 6 RMA</b> There are no section 6 matters directly relevant to this topic, but there may be areas of rural industrial land where particular s6 matters are relevant such as in natural hazard areas or within the coastal environment.</p> <p><b>Section 7 RMA</b> Section 7(b) The efficient use and development of natural and physical resources.</p> <p>This matter relates to using rural land in the best way possible in line with the principles of sustainable management, including ensuring it does not become overused. Within the rural environment, consideration needs to be given to the primary use of the natural and physical resources for rural activity. Industrial activities are not appropriate in all areas of the District, so the efficient use and development of the limited physical resource of rural industrial land / rural resources such as aggregate is important.</p> <p>Section 7(c) The maintenance and enhancement of amenity values.</p> <p>This matter relates to the need to maintain rural amenity values. Inappropriate development in the rural area can adversely affect amenity values, and therefore what is considered to be 'appropriate' needs to be assessed in relation to its context and the activities anticipated within the rural environment.</p> <p>This is relevant in terms of the potential adverse effects of rural industrial activities on other activities including those on neighbouring land.</p> <p>Section 7(f) Maintenance and enhancement of the quality of the environment.</p> <p>This matter relates to a general requirement to maintain and enhance the quality of the rural environment, and complements the environmental obligations contained within the definition of sustainable management (sections 5(2)(a), (b) and (c)). As is the case with amenity values, the quality</p>	<p>There are six National Policy Statements (NPSs) currently in place:</p> <ul style="list-style-type: none"> <li>New Zealand Coastal Policy Statement 2010</li> <li>NPS for Electricity Transmission 2008</li> <li>NPS for Renewable Electricity Generation 2011</li> <li>NPS for Freshwater Management 2020</li> <li>NPS on Urban Development 2020</li> <li>NPS for Highly Productive Land 2022</li> </ul> <p>The most relevant NPS to the management of the Rural Production Zone is the NPS-UD. It requires RMA plans to provide opportunities for land development to meet housing and business needs, supported by adequate development capacity. Although this is most relevant to the urban areas, it does have relevance to the rural environments due to its directive to provide sufficient business land.</p> <p>Policy 2 requires that all tiers of local authorities, at all times, provide at least sufficient development capacity to meet expected demand for business land over the short term, medium term, and long term.</p> <p>There are also 8 National Environmental Standards (NESs) currently in place:</p> <ul style="list-style-type: none"> <li>NES for Air Quality 2004</li> <li>NES for Sources of Human Drinking Water 2007</li> <li>NES for Telecommunication Facilities 2016</li> <li>NES for Electricity Transmission Activities 2009</li> <li>NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011</li> <li>NES for Plantation Forestry 2017</li> <li>NES for Freshwater 2020</li> <li>NES for Storing Tyres Outdoors 2021</li> </ul> <p><b>The National Environmental Standard for Freshwater</b></p> <p>The NES-FW is relevant to rural activities as it sets out requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. Anyone carrying out these activities will need to comply with the standards. The NES-FW aims to:</p> <ul style="list-style-type: none"> <li>protect existing inland and coastal wetlands</li> <li>protect urban and rural streams from in-filling</li> <li>ensure connectivity of fish habitat (fish passage)</li> <li>set minimum requirements for feedlots and other stockholding areas (to take effect in winter of 2021)</li> <li>improve poor practice intensive winter grazing of forage crops (to take effect in winter of 2021)</li> <li>restrict further agricultural intensification until the end of 2024</li> <li>limit the discharge of synthetic nitrogen fertiliser to land and require reporting of fertiliser use (to take effect in winter of 2021).</li> </ul> <p><b>The National Environmental Standard for Air Quality</b></p> <p>The NES-AQ sets a guaranteed minimum level of health protection for all New Zealanders and provides a framework for ambient air quality and particulate matter in the air. This is relevant to mineral extraction due to the usual resultant discharge of dust to air either from extraction or processing. Currently this is the responsibility of the Regional Council where there may</p>	<p><b>The Waikato Regional Policy Statement</b> While there are many provisions which are relevant to the rural area, only those that are specifically relevant are outlined below.</p> <p><b>Mineral extraction</b> Given that the District comprises significant areas of the region's mineral resources, Objective 3.2 of the WRPS is very relevant in respect to recognising and providing for the role of sustainable resource use and development and its benefits in terms of enabling people and communities to provide for their economic, social and cultural wellbeing. Policy 6.8 establishes direction in regard to subdivision, use and development close to mineral resources and emphasises the need to maintain access to mineral resources as well as managing the effects of extraction.</p> <p><b>Rural primary production</b> Policy 4.4 of the RPS seeks to provide for the continued operation and development of primary production activities. It is important for both the Region and the District that the provisions of this zone continue to support regionally significant industry and primary production activities.</p> <p><b>Regionally significant industry</b> Objective 3.2 recognises the benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing:</p> <ol style="list-style-type: none"> <li>access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry;</li> <li>the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists;</li> <li>access to the significant mineral resources of the region.</li> </ol> <p><b>Vision and Strategy</b> Rural land use and subdivision activities must be carefully managed as the health and wellbeing of the Waikato River is of utmost importance to Waikato-Tainui. The economic, cultural, environmental and social aspirations of Waikato-Tainui are determined by the health of this river.</p> <p>There are provisions such as Objective 3.12 Built Environment which establish outcomes including c) integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors; and (g) minimising land use conflicts, including minimising potential for reverse sensitivity; and k) providing for a range of commercial development to support the social and economic wellbeing of the region</p> <p>While these are not specific to rural industrial activities, they are relevant.</p> <p><b>Development principles</b> Section 6A contains two development principles that are relevant to rural including:</p>	<p><b>The Waikato Tainui Environment Management (WTEP) Plan 2018</b></p> <p>We are required to take into account planning documents recognised by an iwi authority and lodged with the territorial authority, and there are many provisions in these documents broadly relevant to the management of the Rural Production Zone. Key objectives include:</p> <ul style="list-style-type: none"> <li>Te Ture Whaimana prevails in any resource management, use and activity within the Waikato River catchment in the Waikato-Tainui rohe (11.7)</li> <li>Development principles (25.3.1)</li> <li>Development is well planned, and the environmental, cultural, spiritual, and social outcomes are positive (25.3.2)</li> <li>In partnership with Waikato-Tainui existing and new mining activities effectively manage adverse social, cultural, spiritual, environmental, and economic effects (28.3.1)</li> <li>Mining activities demonstrate a direct community benefit for the communities near their activities (28.3.2)</li> <li>Existing and new mining activities effectively manage adverse social, cultural, spiritual, environmental, and economic effects (28.3)</li> <li>In partnership with Waikato-Tainui, existing and new electricity generation activities, and the structures and operations to transmit electricity to end users, effectively manages adverse social, cultural, spiritual, environmental, and economic effects. (27.3.1)</li> <li>Alternative sustainable forms of electricity generation are developed, provided any adverse effects on the environment, particularly on the Waikato River or culturally and/or spiritually sensitive sites, are managed. Note: Due to the adverse environmental, social, spiritual, and cultural effects of such structures, Waikato-Tainui does not consider containment hydro dams, such as Karapiro and Arapuni Dams, an alternative sustainable form of electricity generation. (27.3.2)</li> <li>Electricity generation and transmission activities demonstrate a direct community benefit for the communities near their activities. (27.3.3)</li> </ul> <p>It is considered that the proposed Rural Production Zone provisions take appropriate account of the WTEP.</p>

Section 32 Report – Rural Production Zone

	<p>of the environment can be compromised by inappropriate development.</p> <p>Ensuring that the District Plan provides for the efficient and effective functioning of rural industrial activities is vital to the economic and social wellbeing of the district. This of course must be balanced against amenity and reverse sensitivity considerations.</p> <p>Section 7(g) finite characteristics of the quality of the environment.</p> <p>Land in terms of rural resources are finite and many of the rural industries depend on a particular resource. This resource needs to be managed to ensure the efficient and appropriate use.</p>	<p>be a health effect, with territorial authorities being responsible for any nuisance dust discharges.</p> <p><b>Relevant case law considered</b> Case law will need to be researched when addressing a specific issue.</p>	<p><i>b) occur in a manner that provides clear delineation between urban areas and rural areas</i> <i>o) not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as rural activities</i></p> <p><b>The Manawatū-Whanganui One Plan</b> There are no areas of rural production zone within the Manawatu-Whanganui area of the District.</p>	
<p><b>OPERATIVE WAITOMO DISTRICT PLAN</b></p>			<p><b>IWI MANAGEMENT PLANS</b></p>	<p><b>OTHER RELEVANT PLANS OR LEGISLATION</b></p>
<p>The Special Industrial Activities chapter in the Operative District Plan contains provisions that recognise and enable important rural industrial activities. These have established in the rural areas of the District and have been there for many years. They represent a considerable investment of resources. They contribute significantly to the social, cultural and economic wellbeing of people and the community by providing materials and services to the economy and by providing employment.</p> <p>The objectives recognise that some industries can only be established in locations where they have access to natural resources. The objectives ensure that industrial activities located in rural areas do not adversely affect existing residences.</p> <p>The rules enable the activity listed in Schedule 13.7 as follows:</p> <ul style="list-style-type: none"> <li>• Ravensdown Lime Limestone Quarry, Waitomo Valley Road</li> <li>• McDonalds Lime Limestone Quarry, Oparure Road</li> <li>• Supreme Lime Limestone Quarry, Mangarino Road</li> <li>• Symonds Quarry, Sommerville Road</li> <li>• Rorisons Serpentine Quarry, Kohua Road</li> <li>• Piopio Quarry, State Highway 3</li> <li>• Omya NZ Ltd Plant, Hangatiki East Road</li> <li>• Benneydale Meat Works, State Highway 30</li> <li>• Peacockes Quarry, State Highway 30</li> <li>• Greywacke Quarry, State Highway 30</li> <li>• Wairere Hydro Power Station, Aria Road</li> <li>• Mokauiti Hydro Power Station, Totoro Road</li> </ul> <p>The rules enable any expansion, redevelopment or addition to these activities, provided that the effects of the activity remain the same or similar in character, intensity and scale. Any expansion redevelopment or addition that is larger than the current scale of activity is a restricted discretionary activity.</p>	<p>Section 7(j) the benefits to be derived from the use and development of renewable energy.</p> <p>The two hydroelectric power schemes are included in the Rural Production Zone. These generate significant amounts of energy from renewable energy resources. Refer to the section 32 for the energy Chapter.</p> <p><b>Section 8 RMA</b> Section 8 is relevant in terms of the partnership with Maniapoto, and Tainui and the directions expressed in their respective management plans.</p> <p>Section 8 is not especially relevant to the management of rural industrial land, except where these areas are near to culturally significant sites or resources (e.g. streams).</p> <p><b>Section 16</b> There is also a general provision about unreasonable noise in section 16. It imposes a duty to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level. The duty is to every occupier of land but does not extend to a person operating a helicopter or other aircraft while it is airborne.</p> <p><b>Section 17</b> There is a general provision that places on all people the duty to avoid, remedy, or mitigate adverse effects that might arise from an activity carried out or on behalf of them. This section applies regardless of any compliance with a district plan rule.</p> <p><b>Section 326(1)</b> Section 326(1)(a) also addresses the meaning of excessive noise, and excludes any noise emitted by aircraft being operated during, or immediately before or after flight.</p>	<p><b>Maniapoto Environmental Management Plan (MEMP)</b></p> <p>We are required to take into account planning documents recognised by an iwi authority and lodged with the territorial authority, and there are many provisions in these documents broadly relevant to the management of the rural production zone. Key objectives include:</p> <ul style="list-style-type: none"> <li>• Ngā Wai o Maniapoto is healthy (14.3)</li> <li>• Enhance and protect the holistic functioning and interconnected relationships of the natural environment (18.3.1)</li> <li>• Manage, with Maniapoto, any adverse social, cultural, spiritual, environmental, and economic effects resulting from existing and new mining activities (23.3.2), including remediation and restoration of mining sites</li> <li>• To require mining activities to demonstrate a direct community benefit to those communities near their activities (23.3.3)</li> <li>• To avoid adverse effects of infrastructure on the relationship of Maniapoto with significant sites and resources (22.3.1)</li> <li>• To ensure electricity generation, transmission and distribution benefits Maniapoto and protects the mauri of the environment (22.3.2)</li> <li>• Maniapoto has access to reliable, sustainable and efficient energy sources (22.3.3)</li> </ul> <p>It is considered that the proposed rural production zone provisions take appropriate account of the MEMP.</p>	<p><b>Hazardous Substances and New Organisms Act 1996 (HSNO Act)</b></p> <p>The purpose of the HSNO Act is to protect the environment, and the health and safety of people and communities, by preventing or managing the adverse effects of hazardous substances and new organisms. It is driven by two key principles:</p> <p>(a) the safeguarding of the life-supporting capacity of air, water, soil, and ecosystems: (b) the maintenance and enhancement of the capacity of people and communities to provide for their own economic, social, and cultural well-being and for the reasonably foreseeable needs of future generations.</p> <p>Activities anticipated within the rural production zone include those that involve hazardous substances and to which the HSNO Act will apply. Previously, territorial authorities also had a function under the RMA to control any actual or potential effects of the use, development, or protection of land, including for the purposes of “the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances”. However, this specific function has been removed through amendments to the RMA. Therefore, the HSNO Act, not the RMA manages the adverse effects associated with hazardous substances. However, at a broader level, the District Plan manages where activities are located, taking into account the range of effects they may generate, how these relate to the surrounding environment and the sensitivity of some land uses to others.</p> <p><b>Good Practice Guide for Assessing and Managing Odour 2016 and the Good Practice Guide for Assessing and Managing Dust 2016</b></p> <p>These two documents provide national guidance for assessing and managing odour and dust discharges under the RMA. In relation to odour and dust discharges, the management of air quality is the responsibility of regional councils, while district councils are responsible for managing land uses which have the potential to discharge odour and dust which may cause amenity effects, such as intensive primary production.</p>	

Section 32 Report – Rural Production Zone

				<p><b>Waitomo District Economic Development Strategy - Prepared for the Future</b>                  This Economic Development Strategy identifies where economic growth can be effectively influenced. The key economic goals for the District that will support our community outcomes and economic vision are:</p> <ul style="list-style-type: none"> <li>• To fly the Waitomo flag; promoting living, working and visiting our District.</li> <li>• To work towards providing a business friendly environment for existing and new business</li> <li>• To retain and attract new residents to the Waitomo District.</li> <li>• To support business access to recruitment assistance and employer readiness programmes.</li> <li>• To support youth development opportunities in particular workforce related.</li> <li>• To ensure Council assets and provisions of services are appropriate for all ages of the community</li> <li>• To maximise the benefit that visitors bring to our District.</li> </ul> <p>Agriculture, tourism, meat processing plants, and natural resource mining are the main drivers of economic activity in the district. The majority of the population work in the primary sector followed by manufacturing and education.</p>
<p><b>SCALE &amp; SIGNIFICANCE s32(1)(c)</b></p>				
<p>The assessment is based on eight factors outlined in Ministry for the Environment’s guidance on Section 32 reports. Each factor is scored in terms of its scale and significance (where 1 is low and 5 is high).</p> <p>Reason for Change:                  Problem / Issue: 2                  Degree of Shift from Status Quo: 1                  Who and How Many Affected, Geographic Scale of Effects: 1                  Degree of Impact on or Interest from Māori: 1                  Timing and Duration of Effects: 1                  Type of Effect: 2                  Degree of Risk or Uncertainty: 1</p> <p><b>Total (out of 40): 9</b></p>				<p><b>STRATEGIC DIRECTION</b></p> <p>The following objective from the Strategic Directions chapter of the PDP are relevant to this topic:</p> <p><b>SD-05:</b> Compatible activities with similar effects and functions are zoned together and new development is directed towards the appropriate zones to ensure that land use and subdivision:</p> <ol style="list-style-type: none"> <li>1. Are consistent with the anticipated character and amenity values of the areas where they are located; and</li> <li>2. Efficiently use natural and physical resources in order to meet the community’s and the environment’s needs both now and in the future; and</li> <li>3. Recognise existing lawful activities and protect their ongoing operation from incompatible activities.</li> </ol> <p><b>SD-06:</b> Promote development within the commercial, industrial and rural production zones that increases the type and range of employment opportunities within the district.</p> <p><b>UNCERTAINTIES AND RISKS s32(2)(c)</b></p> <p>The risk of not acting by retaining the status quo is that the resource management issues that have been identified during the District Plan Review will continue, meaning that unnecessarily onerous, complex and ambiguous provisions will remain.</p>

**Section 32 Report – Rural Production Zone**

			<p>Not acting would lead to the further compromising of rural industrial activities by enabling sensitive uses to be located in close proximity. This will have the effect of constraining the development and expansion of these key industries.</p> <p>For most matters relating to rural industrial activities, the Council has sufficient information to determine the provisions. The Council has a good understanding of the nature of the activities, their operational requirements, and their associated effects on the environment. In addition, feedback on the draft provisions did not raise any fundamental issues with acting in the manner proposed. Therefore, there is a low risk of acting in the manner proposed.</p>
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<p><b>OBJECTIVE(S)</b> s32(1)(a)</p>
<p><b>Relevance –</b>          The objectives address the relevant resource management issues and ensure the efficient use of the rural industrial land resource for those activities that depend on the location of a resource. The objectives recognise that the rural production zone is a significant physical resource that is critical in providing for the social, economic and cultural well-being of people and the community.</p> <ul style="list-style-type: none"> <li>• The objectives recognise that industrial activities need to be serviced by appropriate infrastructure and seek to ensure land use is coordinated with infrastructure. The objectives give effect to higher order policy documents.</li> <li>• RPROZ-O1 recognises the economic and social benefits of these activities.</li> <li>• RPROZ-O2 recognises the regional significance of these activities.</li> <li>• RPROZ-O2 recognises that the activities do create adverse effects while RPROZ-O3 seeks to manage the adverse effects as far as practicable.</li> <li>• RPROZ-O4 enables the expansion and development of the rural industrial activities, while RPROZ-O5 and RPROZ-O6 manage the design and any adverse effects</li> <li>• The objectives are relevant to Part 2 of the RMA and are an essential part of sustainable management and provide for the economic well-being of the community. They address section 7(b), 7(c) and 7(g).</li> <li>• The objectives give effect to RPS, in particular, objective 3.2.</li> </ul> <p><b>Usefulness –</b></p> <ul style="list-style-type: none"> <li>• The objectives outline what the purpose of the zone is which will guide decision making when considering a resource consent application under s104.</li> <li>• The objectives address the key resource management issues for the zone.</li> </ul> <p><b>Reasonableness –</b></p> <ul style="list-style-type: none"> <li>• The objectives will not impose unjustifiably high costs on the community / parts of the community.</li> <li>• The objectives enable the activities which are legitimately needed in the rural environment.</li> <li>• The objectives will protect rural industrial activities that are key employment generators.</li> </ul> <p><b>Achievability –</b></p> <ul style="list-style-type: none"> <li>• Consistent with identified tangata whenua and community outcomes.</li> <li>• The objectives are within Council’s powers and functions.</li> <li>• The objectives are achievable.</li> </ul> <p><b>Are the objectives the most appropriate way to achieve the Purpose of the Act?</b>          The proposed objectives are considered to meet the tests of relevance, usefulness, reasonableness and achievability. The objectives are the most appropriate way to achieve the purpose of the RMA because they:</p> <ul style="list-style-type: none"> <li>• Address key issues for the rural production zone.</li> <li>• Address the resource management issues identified, particularly by specifying the types of activities which are anticipated within the zone and providing greater certainty regarding the role and function of the zone.</li> <li>• Ensure that adverse effects from activities within the rural production zone are appropriately managed.</li> <li>• Give effect to relevant sections of the RMA, and in particular section 7(b) in terms of ensuring the efficient use and development of the physical resources that are already established in these rural areas. The objectives address the requirement to manage resources in a way that avoids, remedies or mitigates adverse effects of those activities on the environment (section 5(2)(c)) and to maintain and enhance amenity values (section 7(c)).</li> <li>• Give effect to the directions in the RPS, recognise the benefits of regionally significant industries and renewable electricity generation,</li> <li>• Assist with achieving the Strategic Objectives, in terms of ensuring the efficient use of land and resources within this zone and supporting a prosperous economy.</li> <li>• Minimising the potential for reverse sensitivity effects.</li> <li>• Provides clear direction for decision makers and meets best practice for the drafting of objectives.</li> <li>• Achievable given its clear nature and intent and can be given effect to.</li> <li>• Will not result in high costs to the community as it does not represent a substantial departure from the status quo but provides clarity and a clearer framework for the rules.</li> </ul>

**Section 32 Report – Rural Production Zone**

<b>PROVISIONS s32(1)(b)</b>	
<b>EFFICIENCY &amp; EFFECTIVENESS s32(1)(b)(ii), 32(2)(a)(i), s32(2)(a)(ii)</b>	<b>ALTERNATIVES s32(1)(b)(i)</b>
<p><b>Benefits Anticipated</b></p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> <li>• Ensure that the effects associated with these activities are contained within areas that are either separated or screened from more sensitive activities</li> <li>• Limiting activities that are likely to be incompatible will minimise the likelihood of reverse sensitivity effects arising. The potential for reverse sensitivity effects is also addressed in the general rural zone rules through increased minimum setbacks.</li> <li>• Ensures any loss of indigenous vegetation is offset to achieve a no net loss</li> <li>• Linking development to servicing and infrastructure provision will ensure the developments and any extension are co-ordinated with infrastructure reducing the likelihood of any environmental effects from inadequate infrastructure.</li> </ul> <p><u>Economic</u></p> <ul style="list-style-type: none"> <li>• Protects the economic output of these activities</li> <li>• Minimises reverse sensitivity and protects existing activities</li> <li>• Recognises the need for quarries to be located where the resource is</li> <li>• Protects the ongoing operation and development of existing sites</li> <li>• Protects use of the aerodrome precinct</li> <li>• On-site air movements (such as helipads) for the purpose of rural production are enabled in recognition of the importance of this sector for district economic wellbeing and prosperity.</li> <li>• Ensuring the safe on-going operation of the airfields will support the facilities and the opportunities for economic growth.</li> <li>• By being enabling of mineral extraction as a rural activity, there will be direct economic benefits through employment generation, ensuring a plentiful and cost-effective resource supply, and indirectly by facilitating urban growth.</li> </ul> <p><u>Social</u></p> <ul style="list-style-type: none"> <li>• The provisions address the sensitivity and reverse sensitivity effects associated with industrial activities. Incompatible activities are discouraged from locating in close proximity.</li> <li>• Ensures the scale and intensity of development can be serviced by on site wastewater and stormwater methods.</li> <li>• The social benefits of the mineral extraction policies relate to the potential for improved rural amenity values including through dust management, improved operational planning and management.</li> </ul> <p><u>Cultural</u></p> <ul style="list-style-type: none"> <li>• No cultural benefits anticipated.</li> </ul> <p><b>Costs Anticipated</b></p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> <li>• Loss of indigenous vegetation.</li> <li>• Landscape effects.</li> <li>• Adverse amenity effects such as lighting, odour and dust.</li> <li>• Increased heavy vehicle movements.</li> </ul> <p><u>Economic</u></p> <ul style="list-style-type: none"> <li>• May limit the scale and location of quarry activities.</li> <li>• Limits the height of buildings near the Te Kūiti Aerodrome.</li> <li>• Greater mitigation of the effects associated with mineral extraction usually results in increased establishment and operating costs.</li> <li>• Any direct increase in operational costs have an indirect effect on the whole of society through increased building and infrastructure costs.</li> <li>• With the implementation of reverse sensitivity setbacks, where these restrict the ability for landowners to develop their land to its full potential, land values may be reduced.</li> </ul> <p><u>Social</u></p> <ul style="list-style-type: none"> <li>• No social costs anticipated.</li> </ul> <p><u>Cultural</u></p> <ul style="list-style-type: none"> <li>• No social cultural costs anticipated.</li> </ul> <p><b>Economic growth opportunities</b> The policies and rules enable economic growth through encouraging these existing industrial activities to continue to operate and expand.</p> <p><b>Employment opportunities</b> The enabling approach of provisions can encourage businesses to expand and therefore increase employment opportunities. By enabling the activities associated with the scheduled such sites such as meat processing and mineral extraction, there will be direct economic benefits through employment generation, ensuring a plentiful and cost effective resource supply, and indirectly by facilitating urban growth. Employment opportunities are also provided by being able to process meat locally.</p>	<p>For the purpose of this evaluation, the Council has considered the following potential options:</p> <ol style="list-style-type: none"> <li>1. The proposed provisions; and</li> <li>2. The status quo.</li> </ol> <p>The ODP provisions are not considered to be efficient or effective in achieving the objectives.</p> <p>In order to identify other reasonably practicable options, the Council has undertaken the following:</p> <ul style="list-style-type: none"> <li>- Reviewed other relevant district plan provisions for rural industrial activities.</li> <li>- Sought feedback from Council asset managers in terms of infrastructure.</li> <li>- Collated feedback from discussions with iwi.</li> <li>- Sought feedback from the organisations within the Special Industrial Area of the ODP.</li> <li>- Sought feedback from elected members.</li> </ul>
<b>QUANTIFICATION OF BENEFITS &amp; COSTS s32(2)(b)</b>	
<p>Section 32(2)(b) requires that, where practicable, the benefits and costs of a proposal are to be quantified. Given the assessment of the scale and significance of the proposed provisions, specific quantification of the benefits and costs in this report is considered neither necessary, beneficial nor practicable in relation to this topic.</p>	

**Section 32 Report – Rural Production Zone**

<b>EFFICIENCY &amp; EFFECTIVENESS</b> s32(1)(b)(ii)	<b>REASONS FOR PROVISIONS</b> s32(1)(b)(iii)
<p>Section 32(1)(b)(ii) requires assessing the efficiency and effectiveness of the provisions in achieving the objectives:</p> <p><u>Efficiency</u> The approach achieves the proposed objectives in an efficient and effective manner by providing a balance between management of adverse effects and enabling those existing operations to continue operating and expand.</p> <p>The efficiency of the proposed provisions is high because the benefits outweigh the costs. There are a number of environmental and economic benefits associated with providing clear direction for these existing industries. Potential environmental costs can be avoided or minimised through appropriate management of activities. The anticipated benefits will outweigh any more localised economic costs resulting from greater restrictions on specific activities.</p> <p>The efficiency of the suite of provisions is high, with many industrial and ancillary activities provided for as permitted activities subject to clear and reasonable standards.</p> <p>Resource consent costs are triggered only by activities that require consent.</p> <p><u>Effectiveness</u> The effectiveness of the proposed provisions is high because they will provide a zone and enabling provisions for existing rural industrial activities to continue their business, providing employment and contributing to the District's economy.</p> <p>The proposed provisions are considered to be the most effective means of achieving the objective(s) as together they will:</p> <ul style="list-style-type: none"> <li>• Ensure that adverse effects on rural amenity values are managed appropriately.</li> <li>• Provide clear direction in the policy framework as to how the outcomes expected in respect of rural amenity and character.</li> <li>• Standards provide certainty in terms of the level of effects that can be generated. This also benefits neighbours from unreasonable impacts.</li> <li>• The provisions identify those activities which have the potential to create reverse sensitivity effects and minimises the potential for these to occur.</li> <li>• Minimises the potential for reverse sensitivity effects to arise, which reduces further compliance costs and provides more certainty.</li> <li>• Provides certainty to landowners, farmers, neighbours, community and the Council about the nature and scale of activities and development allowed and enables consideration of cumulative effects.</li> </ul>	<p>Section 32(1)(b)(iii) requires a summary of the reasons for deciding on the provisions:</p> <p>The proposed provisions are considered to be the most effective means of achieving the objectives as together they will:</p> <ul style="list-style-type: none"> <li>• gives effect to the RPS.</li> <li>• enable the Council to fulfil its statutory obligations.</li> <li>• achieves Part 2 of the RMA, particularly section 5 in providing for the economic and social wellbeing of the community, and section 7 in terms of maintaining amenity values.</li> <li>• ensures that adverse effects on rural amenity values are managed appropriately</li> <li>• enables the Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner.</li> <li>• streamlined, simplified rules/standards that are easier for plan users to interpret and apply. The reduction in ambiguity is expected to result in increased compliance and effective compliance monitoring.</li> <li>• takes account of iwi management plans and reflects the policy direction in those documents.</li> </ul>