

General Rural Zone and Te Kuiti Aerodrome (Precinct 3)

Section 32 Report for the Proposed Waitomo District Plan

Section 32 Report – General Rural Zone and Te Kuiti Aerodrome (Precinct 3)

SUMMARY OF ISSUES	RESOURCE MANAGEMENT ACT 1991	NATIONAL DIRECTION	REGIONAL POLICY STATEMENTS	IWI MANAGEMENT PLANS CONT...
<p>The key issues for the general rural zone and Precinct 3 are:</p> <ul style="list-style-type: none"> Reverse sensitivity, particularly where sensitive land uses constrain existing primary production activities. A declining rural population. This is having negative effect on social and community wellbeing of the district's rural communities. Sprawl of urban development into rural land. Located within the rural area of the District is the Te Kūiti Aerodrome. There is opportunity for further development in and around the Aerodrome that supports aeronautical activities. The Proposed District Plan (PDP) makes provision for this opportunity in Precinct 3. The effects of land development and other human activities on karst and the associated cave systems. The use and development of natural resources in the general rural zone, and the positive benefits of rural production, allows people to provide for their own economic and social well-being, and contributes to the well-being of the District at large. Earthworks and vegetation clearance and other forms of land development (including farming and forestry development, down slope cultivation, tracking, roading construction and maintenance), if inadequately managed, may increase the risk of erosion and thus increase the risk of adverse effects on water quality and the degradation of eco-systems and habitats. Earthworks, vegetation clearance and land development for rural activities may damage or destroy sites of archaeological, historical and cultural significance. The intensive farming of animals (usually within buildings) may create adverse effects such as odour, dust emissions, noise and effects on water quality from effluent disposal. Heavy vehicles typically associated with rural land uses such as forestry, extractive industry, dairying and other stock and product movements, 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. 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. Effluent discharge associated with residential use of rural land may degrade ground water and 	<p>Section 5 RMA The use of rural land is highly relevant to section 5 of the RMA. Rural land produces food from agriculture and horticulture and enables people and communities to provide for their health and well-being. The life-supporting capacity of rural land is important in terms of water, soil and ecosystems in this regard. In addition, the rural environment is key to meeting the needs of future generations.</p> <p>The rural environment is also a key source of resources such as aggregate for roads and timber for building, both of which enable people and communities to provide for their economic and social needs.</p> <p>Section 6 RMA There are no section 6 matters directly relevant to this topic; however, all section 6 matters are to some degree relevant, as some areas within the rural zones are within mapped areas of natural coastal character, significant natural areas, outstanding natural features and landscapes, sites and areas of significance to Māori, natural hazards and historic heritage. These particular matters are addressed in the relevant overlay chapters.</p> <p>Section 7 RMA 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.</p> <p>Section 7(c) The maintenance and enhancement of amenity values.</p> <p>This matter relates to the need to maintain and enhance both rural amenity values, and those of adjacent zones. 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 site context and underlying zone.</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 of the environment can be compromised by inappropriate development. Provisions should ideally enhance existing values, and at the very least maintain them.</p> <p>Section 7(g) any finite characteristics of natural and physical resources</p> <p>Land in terms of area and quality are finite, therefore when considering new provisions, changing land use, or limiting the versatility of high quality production</p>	<p>There are six National Policy Statements (NPSs) currently in place:</p> <ul style="list-style-type: none"> New Zealand Coastal Policy Statement 2010 NPS for Electricity Transmission 2008 NPS for Renewable Electricity Generation 2011 NPS for Freshwater Management 2020 NPS on Urban Development 2020 NPS for Highly Productive Land 2022 <p>National Policy for Highly Productive Land</p> <p>The National Policy Statement for Highly Productive Land (NPS-HPL) has been gazetted. The provisions of the NPS-HPL are based on the identification of land use classes 1-3 (LUC). Most land in the Waitomo District is above LUC 1-3. The provisions in the PDP will need to be reassessed against the NPS-HPL once the mapping of HPL is complete.</p> <p>There are also 8 National Environmental Standards (NESs) currently in place:</p> <ul style="list-style-type: none"> NES for Air Quality 2004 NES for Sources of Human Drinking Water 2007 NES for Telecommunication Facilities 2016 NES for Electricity Transmission Activities 2009 NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 NES for Plantation Forestry 2017 NES for Freshwater 2020 NES for Storing Tyres Outdoors 2021 <p>National Environmental Standard for Freshwater</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"> protect existing inland and coastal wetlands protect urban and rural streams from in-filling ensure connectivity of fish habitat (fish passage) set minimum requirements for feedlots and other stockholding areas (to take effect in winter of 2021) improve poor practice intensive winter grazing of forage crops (to take effect in winter of 2021) restrict further agricultural intensification until the end of 2024 limit the discharge of synthetic nitrogen fertiliser to land and require reporting of fertiliser use (to take effect in winter of 2021). <p>The National Environmental Standard for Plantation Forestry</p> <p>The NES-PF are a nationally consistent set of standards to manage the environmental effects of plantation forestry activities. They largely remove the ability to regulate these activities through a District Plan, unless within ONFLs and SNAs.</p> <p>The NES-PF has two main objectives:</p> <ul style="list-style-type: none"> to maintain or improve the environmental outcomes associated with plantation forestry activities; and to increase certainty and efficiency in the management of plantation forestry activities. <p>The NES-PF regulations apply to the following forestry activities:</p>	<p>The Waikato Regional Policy Statement While there are many provisions which are relevant to the rural area, only those that are specifically relevant are outlined below.</p> <p><u>High class soils</u> The WRPS directs that soils are to be managed to minimise sedimentation and erosion, enhance their properties and retain versatility of the resource. Policy 14.1 of the WRPS states: <i>Manage the soil resource to:</i> a) <i>minimise sedimentation and erosion;</i> b) <i>maintain or enhance biological, chemical and physical soil properties; and</i> c) <i>retain soil versatility to protect the existing and foreseeable range of uses of the soil resource.</i></p> <p>Policy 14.2 of the WRPS states: <i>Avoid a decline in the availability of high class soils for primary production due to inappropriate subdivision, use or development.</i></p> <p>In relation to high class soils, their decline as a result of inappropriate subdivision, use and development is to be avoided.</p> <p><u>Mineral extraction</u> 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><u>Rural primary production</u> 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 the Rural Zone continue to support regionally significant industry and primary production activities.</p> <p><u>Vision and Strategy</u> 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><u>Development principles</u> Section 6A contains two development principles that are relevant to rural including: b) <i>occur in a manner that provides clear delineation between urban areas and rural areas</i> o) <i>not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as rural activities</i></p> <p>The Manawātū-Whanganui One Plan The most relevant section of this RPS is Chapter 4 which contains objectives and policies relevant to land, in particular land that is subject to accelerated erosion.</p>	<p>The Waikato Tainui Environment Management (WTEP) Plan 2018</p> <p>We are required to take into account planning documents recognised by an iwi authority and lodged with the territorial authority. There are many provisions in these documents broadly relevant to the management of the general rural zone. Key objectives include:</p> <ul style="list-style-type: none"> Te Ture Whaimana prevails in any resource management, use and activity within the Waikato River catchment in the Waikato-Tainui rohe (11.7) Supporting papakāinga development (13.3) Access to and ability to undertake customary activities and resource use, including along the margins of waterways (14.3) Adopt a precautionary approach to new organisms and GMOs (15.3.5) Activities that accelerate soil erosion are managed effectively (21.3) Development principles (25.3.1) Development is well planned, and the environmental, cultural, spiritual, and social outcomes are positive (25.3.2) Existing and new mining activities effectively manage adverse social, cultural, spiritual, environmental, and economic effects (28.3) Adverse environmental effects of tourism or recreation activities are managed (29.3) <p>It is considered that the proposed general rural zone provisions take appropriate account of the WTEP.</p>

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<p>watercourses, and significant estuaries.</p> <ul style="list-style-type: none"> Concentrated residential development may adversely affect the visual character of the rural environment and the natural character of the coastal environment. Public access to and protection of riparian margins of significant water bodies and the coast may be hindered by residential development in rural areas. The establishment, management and retention of vegetative cover of riparian margins has benefits for soil conservation, water quality, natural character and habitat for indigenous flora and fauna. Buildings close to boundaries, may have adverse effects on sunlight and privacy. Large non-farm buildings may have adverse effects on landscape and rural amenity values. The primary productive use of soils can be constrained by subdivision and development 	<p>land needs to be managed to ensure the efficient and appropriate use of land resources.</p> <p>Section 8 RMA 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 16 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>Section 17 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>Section 326(1) 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>	<ul style="list-style-type: none"> afforestation; pruning and thinning to waste; earthworks; river crossings; forestry quarrying (means the extraction of materials for the construction of roads or other forestry infrastructure); harvesting; mechanical land preparation; replanting; ancillary activities relating to slash traps, indigenous and non-indigenous vegetation clearance, discharges, disturbances, diversions, noise, dust, indigenous bird nesting; and fuel storage and refuelling. <p>Regulation 6 of the NES-PF allows for the rules of a district plan to be more stringent if it is giving effect to: national instruments; matters of national importance (but limited to only outstanding natural features and landscapes, and significant natural areas); and unique and sensitive environments (separation point granite soils, geothermal area or karst geology, activities 1km up-stream of drinking water supplies).</p> <p>Therefore, there is no requirement to include provisions relating to plantation forestry activities in any of the rural zones (although there are some rules relating to plantation forestry activities in the ECO and NFL chapters). The PDP clearly states where the rules in the Plan override the provisions of the NES-PF.</p> <p>The National Environmental Standard for Air Quality</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 be a health effect, with territorial authorities being responsible for any nuisance dust discharges.</p> <p>Relevant case law considered Case law will need to be researched when addressing a specific issue.</p>		
<p>OPERATIVE WAITOMO DISTRICT PLAN</p>			<p>IWI MANAGEMENT PLANS</p>	<p>OTHER RELEVANT PLANS OR LEGISLATION</p>
<p>The rural zone chapter in the Operative District Plan contains all the provisions for the zone as well as the various overlays such as significant indigenous vegetation and karst overlays. The objectives seek to promote the rural zone as a productive working environment where the use and development of its natural resources, consistent with meeting environmental safeguards, is encouraged. The objectives address a number of other matters including:</p> <ul style="list-style-type: none"> Protect significant cave systems and other karst features Protect significant archaeological, historical and cultural features Protect areas of significant indigenous vegetation and significant habitat of indigenous fauna Erosion and degradation of water quality Discharge of effluent Roading, land drainage, and bulk services Maintenance and enhancement of amenity values, protects outstanding natural features and landscapes from inappropriate use and development, and preserves the natural character Maintenance and enhancement of rural visual character Retention of indigenous vegetation Reverse sensitivity Adverse effects of rural buildings situated close to boundaries <p>The rules address the scale and location of buildings as well as standards for specific activities such as forestry and earthworks.</p>			<p>Maniapoto Environmental Management Plan (MEMP)</p> <p>We are required to take into account planning documents recognised by an iwi authority and lodged with the territorial authority. There are many provisions in these documents broadly relevant to the management of the general rural zone. Key objectives include:</p> <ul style="list-style-type: none"> Enabling customary activities (9.3.2) Ngā Wai o Maniapoto is healthy (14.3) Enhance and protect wetlands (15.3) Enhance and protect the holistic functioning and interconnected relationships of the natural environment (18.3.1) Reducing soil nutrient loss, nutrient leaching and runoff to water bodies (18.3.3) 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 To adopt a precautionary approach to the introduction and use of new organisms and GMOs (25.3.4) Enabling papakainga <p>It is considered that the proposed general rural zone provisions take appropriate account of the MEMP.</p>	<p>Hazardous Substances and New Organisms Act 1996 (HSNO Act) In relation to the control of research activities relating to genetically modified organisms, the HSNO Act contains a stringent process for ensuring any potential adverse effects arising from the testing or release of GMOs are avoided or controlled. The provisions of the RMA require an assessment of the effects by both the applicant and the EPA before approval can be given. In addition, any approval must contain a series of controls to mitigate potential adverse effects.</p> <p>On that basis, it is not considered necessary to control the testing or release of GMOs within the District Plan. The HSNO Act is a higher order document that applies stringent tests for applicants seeking to undertake activities involving GMOs. The provisions of the Act require environmental risk assessments and provide opportunities for decision makers to implement controls for GMO related activities. As such, the requirements under the HSNO Act are considered to be much the same as what would be required by a resource consent process as a result of District Plan provisions, although the HSNO provisions carry greater statutory weight. Therefore, in order to avoid unnecessary duplication, it is considered appropriate to allow the testing and release of GMOs to be controlled by the HSNO Act.</p> <p>New Zealand Wilding Conifer Management Strategy 2015-2030</p> <p>This is a strategy created by the Ministry for Primary Industries that supports collaborative action to address the critical issues facing wilding conifer management. This strategy supports the use of the wilding conifer “risk calculator” to assess and reduce the risk of new</p>

			<p>wilding conifers establishing. This calculator assessment is now utilised in the NES-PF. The strategy also recognises the different roles that each sector is to perform, including local landowners. Their own personal management and collaboration with authorities and neighbours is critical in helping to manage wilding tree spread. It recognises that territorial local authorities are well placed to establish appropriate rules in their district plans to ensure that land occupiers are undertaking their roles. It is also recognised that regional councils are well placed to enable wilding conifer control in regional plans. This specified division of roles is also seen in the NES-PF. However, the strategy also recognises that land occupiers can have significant effects on managing wilding spread.</p> <p>Good Practice Guide for Assessing and Managing Odour 2016 and the Good Practice Guide for Assessing and Managing Dust 2016</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> <p>Waitomo District Economic Development Strategy - Prepared for the Future</p> <p>This Economic Development Strategy identifies where economic growth can be effectively influenced. The key economic goals for our District that will support our community outcomes and economic vision are:</p> <ul style="list-style-type: none"> • To fly the Waitomo flag; promoting living, working and visiting our District • To work towards providing a business friendly environment for existing and new business • To retain and attract new residents to the Waitomo District • To support business access to recruitment assistance and employer readiness programmes • To support youth development opportunities in particular workforce related • To ensure Council assets and provisions of services are appropriate for all ages of the community • To maximise the benefit that visitors bring to our District <p>Agriculture, tourism, meat processor 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>
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SCALE & SIGNIFICANCE s32(1)(c)				STRATEGIC DIRECTION
<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: 2 Who and How Many Affected, Geographic Scale of Effects: 4 Degree of Impact on or Interest from Māori: 3 Timing and Duration of Effects: 2 Type of Effect: 2 Degree of Risk or Uncertainty: 1</p> <p>Total (out of 40): 16</p>				<p>The following objectives from the Strategic Directions chapter of the PDP are relevant to this topic:</p> <p>SD-04: Marae and papakainga are recognised as an essential cultural and spiritual component of Māori traditions, society and economy and are enabled to provide a range of activities that meet the needs of mana whenua.</p> <p>SD-05: 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"> 1. Are consistent with the anticipated character and amenity values of the areas where they are located; and 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 3. Recognise existing lawful activities and protect their ongoing operation from incompatible activities. <p>SD-07: Urban development is directed to appropriately zoned areas in and around the existing settlements and townships, and rural residential development is directed to the rural lifestyle zones.</p> <p>SD-09: Subdivision, land use and development must not contribute to any further degradation of Kawhia Harbour.</p> <p>SD-010: The buildings, structures, sites, areas, ecosystems, natural landscapes and features identified as having special qualities and values and which contribute to the district's sense of place and identity, are protected.</p> <p>SD-017: Support mechanisms which extend the restoration the district's water resources, improve their quality and intrinsic integrity for present and future generations and the care and protection of the mana tuku iho o Waiwai.</p> <p>SD-025: Enable a variety of residential housing types for a diverse range of households across the district to meet the community's diverse social and economic housing needs.</p> <p>SD-028: Minimise urban expansion onto highly productive land unless there is a demonstrated shortage of development capacity to meet demand and alternative locations and options to provide for the required demand, including intensification of existing urban areas, are unfeasible.</p>
				UNCERTAINTIES AND RISKS s32(2)(c)

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OBJECTIVE(S) s32(1)(a)	
<p>Relevance – The objectives address the relevant resource management issues. The objectives recognise that the general rural 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"> GRUZ-O1 expressly recognises the inherent life supporting capacity, health and well-being of rural land, ecosystems, soil and water resources in accordance with section 5 of the RMA. Provides for farming activities and rural resources that support them. Manages the effects of use, development or protection of land consistent with section 31(1)(a). GRUZ-O2 promotes repopulation and in doing so recognises the significance issue of a continuing decline in the District’s rural population. GRUZ-O3 supports GRUZ-O2 and recognises the importance of innovation in the rural environment, this could include tourism activities. GRUZ-O4 recognises the primary productive values of highly productive soils which will enable people and communities to provide for their economic well-being and health GRUZ-O13 seeks to enable the integrated development of the aerodrome as a strategic transport and industrial hub. The objective is consistent with section 5 in that it will provide for the economic wellbeing and support the existing development at the Aerodrome and ensure that a wide range of compatible land use activities and services are provided for at the Aerodrome in Precinct 3. Addresses key issues relevant to the rural areas Ensures development is coordinated with infrastructure in accordance with the policy directives of higher order policy documents. The objectives are relevant to Part 2 of the RMA and is an essential part of sustainable management; particularly section 5(2)(b) which seeks to protect the life-supporting capacity of water and soils. They address section 7(b), 7(c) and 7(g). <p>Usefulness –</p> <ul style="list-style-type: none"> The objectives outline what the purpose of the zone is which will guide decision making when considering a resource consent application under section 104. The objectives address the key resource management issues for the zone. <p>Reasonableness –</p> <ul style="list-style-type: none"> The objectives will not impose unjustifiably high costs on the community / parts of the community. The objectives enable the activities which are legitimately needed in the rural environment. <p>Achievability –</p> <ul style="list-style-type: none"> Consistent with identified tangata whenua and community outcomes. The objectives are within Council’s powers and functions. The objectives are achievable. <p>Are the objectives the most appropriate way to achieve the Purpose of the Act? 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"> Address key issues for the general rural zone Achieve the requirement to protect rural areas for primary production and addresses potential reverse sensitivity issues; Give effect to Part 2 of the RMA through allowing for the efficient use and development of resources (economic wellbeing), while maintaining and enhancing amenity values; Give effect to the RPS by seeking to avoid urban activities within rural areas, having the primary purpose of the rural areas as primary production, while ensuring the preservation of amenity values. Provide clear direction for decision makers, and meet best practice for the drafting of objectives; Are clear nature and intent and can be given effect to; Give effect to the strategic objectives that seek to provide for diversification of rural activities; and 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. 	
PROVISIONS s32(1)(b)	
EFFICIENCY & EFFECTIVENESS s32(1)(b)(ii), 32(2)(a)(i), s32(2)(a)(ii)	ALTERNATIVES s32(1)(b)(i)
<p>Benefits Anticipated</p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> Maintaining the rural character and amenity. Maintains a delineation between urban and rural areas by avoiding aggregations of buildings and non-farming uses on the outskirts of towns and settlements. Protects karst hydrological and geomorphological systems. Limits the clearance of indigenous to those plants under 5m in height and protects the more mature trees. The operation of the airfields will be safer. <p><u>Economic</u></p> <ul style="list-style-type: none"> Ensuring agricultural, pastoral and horticultural activities predominate in the zone. Protects the rural zone for primary productive purposes and enables diversification of activities which could support ongoing productive uses such as visitor accommodation, tourism facilities or small scale retail where the goods sold are predominantly produced on site. Providing for an adequate number of residential units and making provision for a farm worker dwelling. Minimises reverse sensitivity and protects existing activities Enables onsite farm quarries to assist with the efficient management of farms through access tracks Enables rural industry to support the rural sector Enables tourism activities Recognises the need for quarries. Protects the ongoing operation and development of existing sites of intensive indoor primary production. Protects use and development of the aerodrome precinct. Enables home businesses to establish. Packing sheds are enabled to support primary production activities. 	<p>For the purpose of this evaluation, the Council has considered the following potential options:</p> <ol style="list-style-type: none"> The proposed provisions; and The status quo. <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"> Reviewed other relevant district plan provisions for activities on the surface of water; Sought feedback from Council asset managers in terms of infrastructure; Collated feedback from discussions with iwi; and Sought feedback from relevant stakeholders.

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- Provisions that enable rural service activities and primary industry will help to support and enhance primary production within the District. The appropriate locating of these activities within rural areas can reduce transport costs.
- Provisions restricting non-rural businesses and rural businesses that don't need to locate within rural areas will reduce the pressure on infrastructure and land availability for farming.
- On-site air movements for the purpose of rural production are enabled in recognition of the importance of this sector for district economic wellbeing and prosperity.
- Ensuring the safe on-going operation of the airfields and providing for a mix of aviation activities and industrial activities will support the facilities and the opportunities for economic growth.
- 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.
- By requiring the planning of the rehabilitation of sites used for mineral extraction at the onset of the operation, it may result in cost savings through efficiencies when rehabilitation is required as this has been taken into consideration during operation.
- Provides clarity for the users of the rural land resource on the nature of development that is expected to be present in rural areas.
- Through recognising the importance of rural industry, wool stores, intensive indoor primary production, quarrying, and industrial activities as a discretionary activity there will be clarity as to the process required and potentially direct economic benefits through employment generation, more people being employed in the rural areas of the District
- Setbacks will help to prevent reverse sensitivity effects on intensive primary production, giving them more security to operate.

Social

- Maintains and enhances where possible the open space character of the rural areas for the benefit for the community as a whole.
- Avoids the development of fortified sites.
- Provides for recreational hunting activities.
- Recognises rural halls as the centre of rural communities.
- Minimises reverse sensitivity effects.
- Enables tourism, and particularly encourages facilities that complement the recreational values of the Timber Trail Cycleway or Te Araroa trail or access to the coast, lakes, rivers.
- Ensures the scale and intensity of development can be serviced by on site wastewater and stormwater methods.
- Enables the establishment of emergency services facilities necessary for the health and safety of the rural community.
- By having enabling provisions, and provisions that protect primary production, it can encourage businesses to establish providing employment opportunities.
- If rural areas are growing produce, it provides local product options for local consumers.
- 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.

Cultural

- Enables marae complex and papakāinga development to support the development of Māori land, but also support social cohesion

Costs Anticipated

Environmental

- Use of setbacks, and the potential to exclude certain areas from mineral extraction could lead to increased transportation distances, resulting in increased greenhouse gas emissions.
- Primary productive use of the land generates adverse effects.
- Potential for cultivation to affect water quality of waterways.
- Potential for some development on high quality soils, the likelihood of this happening is low given the low rate of development in the District, the permitted maximum number of residential units on a site, and the small proportion of high class soils.

Economic

- Increases the cost of housing by not letting urban development sprawl into the rural areas.
- Bulk and location requirements for building (such as intensive farming) limits the flexibility and productive use of the site.
- More expensive to locate businesses in urban areas than the rural.
- Restricts the types and scale of commercial operations in the rural areas.
- May limit the scale and location of quarry activities.
- Limits the height of buildings near the Te Kūiti Aerodrome.
- Limits the ability to clear indigenous vegetation for pasture reinstatement to only juvenile individuals.
- Limited scale and types of home businesses can establish.
- Increases the demand on business zoned land, potentially increasing the market rate.
- Through the implementation of setbacks to sensitive activities, this could potentially reduce the potential sites for mineral extraction, either resulting in lower quality materials only being available, or increasing transportation costs.
- Greater mitigation of the effects associated with mineral extraction usually results in increased establishment and operating costs.
- Any direct increase in operational costs have an indirect effect on the whole of society through increased building and infrastructure costs.
- 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.

Social

- The bulk and location of buildings is constrained by the performance standards.
- Rural related business are generally enabled to establish within rural areas, this may result in some activities which could be better suited within urban areas, or only contain a partial requirement (tractor workshop, which also sells tractors – rural service activity/ commercial activity) to be in the rural area, establishing to the detriment of the character and amenity values of the rural area.

Cultural

- With the restriction on businesses within the rural area, there may be reduced opportunities for economic development for Tāngata Whenua within the general rural zone.

Economic growth opportunities

There are always opportunities for economic growth in the rural areas, particularly with innovative new technologies and more intensive farming forms that maximise the yield per hectare. The proposed provisions will not unduly constrain these activities and enable a range of economic growth opportunities.

Section 32 Report – General Rural Zone and Te Kuiti Aerodrome (Precinct 3)

<p>Employment opportunities Primary production makes up an important and significant part of the district and region’s economic and social wellbeing, through providing economic growth and development, employment, food, and services. The enabling approach of provisions and those that protect primary production can encourage businesses to establish providing employment opportunities. By providing a specific status for 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.</p>	
<p>QUANTIFICATION OF BENEFITS & COSTS s32(2)(b)</p> <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>	
<p>EFFICIENCY & EFFECTIVENESS s32(1)(b)(ii)</p> <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 proposed set of provisions for the General Rural Zone addresses current issues, in particular providing appropriate assessment criteria to enable a complete assessment of possible environmental effects. The approach achieves the proposed objectives in an efficient and effective manner by providing a balance between management of adverse effects and enabling appropriate activities to occur.</p> <p><u>Effectiveness</u> 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"> • Ensure that adverse effects on rural amenity values are managed appropriately by restricting inappropriate residential and business development and protecting legitimate rural activities. • Provides a balance between addressing rural depopulation and economic development issues (S5) and the protection of rural resources, including high quality soils. • Provide clear direction in the policy framework as to how the outcomes expected in respect of rural amenity and character will be achieved. • Provides for the sustainable management of the Te Kūiti Aerodrome by providing for a range of supporting aviation and industrial activities • The provisions identify those activities which have the potential to create reverse sensitivity effects and minimises the potential for these to occur • Minimises the potential for new rural activities to adversely affect existing sensitive activities, thus reducing the need for monitoring and compliance determination, which reduces further compliance costs for the new activity and provides more certainty. • 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. 	<p>REASONS FOR PROVISIONS s32(1)(b)(iii)</p> <p>Section 32(1)(b)(iii) requires a summary of the reasons for deciding on the provisions:</p> <ul style="list-style-type: none"> • Enable the Council to fulfil its statutory obligations. • 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. • Ensures that adverse effects on rural amenity values are managed appropriately by restricting inappropriate residential and business development and protecting legitimate rural activities. • Enables the Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner. • 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. • Has regard to the iwi management plans and reflects the policy direction in those documents.