

Appendix 7

Section 32AA Evaluation

Proposed Plan Change 36 - Rural

January 2015

1. PLAN CHANGE 36 - DESCRIPTION

The rural zones are currently being reviewed as part of the wider rolling District Plan Review. The main concern within the rural area is the loss of productive land to residential lifestyle activities. Proposed Plan Change 36 – Rural zones addresses the need to protect our District’s Class I and Class II Land as well as providing a variety of rural living environments.

All areas adjacent to the urban boundary have been tentatively assessed to determine their appropriateness for rezoning from Rural A to Rural B zone as a method to provide more areas, identified as appropriate for lifestyle development.

The consideration of opening up more land as Rural B zone, enabling the potential for land to be subdivided down to 5000m² per lot, coincides with the proposed increase in the minimum lot size of land identified as Class I and some Class II located within the vicinity of the urban area. This will ensure that there are options available for lifestyle development whilst retaining Class I and Class II Land for productive use.

Proposed New Rural A Zone:

A new zone to be identified as the Rural A zone defines areas close to the urban area which comprise Class I land and those areas of Class II land which are subject to potential residential or rural lifestyle development pressure. Residential and rural lifestyle activities are discouraged in this new zone as they have resulted in significant loss of productive land. This zone provides for most types of rural activities with a focus on protecting and preserving the productive qualities of the land.

There are three areas proposed to be zoned Rural A, they are located in Westmere, Fordell, and the River Bank area. Refer to Appendices 5 and 6 for maps.

These areas have been included in the Rural A zone as they comprise large areas of Class I and Class II Land. Although not all of the land included within the zone is purely Class I or Class II land, they are close to or surrounded by it. The exclusion of such properties may have a negative impact on the adjacent Class I and Class II Land due to reverse sensitivity issues.

Proposed Expansion to Rural B Zone:

The existing Rural B zone identifies large areas of rural land adjacent to or surrounding the urban area where lifestyle living is actively encouraged. Sites generally have independent on-site water, wastewater and stormwater services. Although in some areas sites have been connected to urban reticulated services. In future this will only be accommodated where it is demonstrated that there is no additional demand on the infrastructure network and no adverse effects on the environment.

New Rural B Areas

As large areas of the existing Rural A zone will be rezoned to protect Class I and Class II Land, land will also be rezoned as Rural B to provide for lifestyle demand that is otherwise attracted to and occurring on the highly versatile land. These areas are defined on the attached maps in Appendix 2.

- a. Mosston Road Rezoning.
This land has been identified as land highly sought after for lifestyle purposes. This will allow development within the general Westmere area whilst restricting it to appropriate land types. This will open up approximately 488 hectares of land for lifestyle development.
- b. Durie Hill Rezoning.
This area is located to the side of Durie Hill though to State Highway 3. Interest in developing this area has been expressed by a number of land owners. This area adds approximately 75 hectares to the Rural B zone.
- c. Aramoho Rezoning.
This area is located behind existing residentially zoned land and connects with existing Rural B zoned and proposed Rural A zoned land. This area maintains a buffer between the residential and rural zone whilst establishing increased opportunities for lifestyle development.

Proposed New Rural C zone:

The Rural C zone, renames the existing Rural A zone and identifies the majority of rural land in the District. It is not subject to the same peri-urban development pressures as experienced in the Rural A and B zones, so controls are less stringent. This zone provides for all types of rural activities. It is intended to provide for a predominance of rural activities and a range of complementary activities compatible with the surrounding rural environment. This zone retains many of the existing performance standards and rules relating to the existing Rural A zone.

Proposed Update of Rural Settlement zone:

The Rural Settlement zone continues to provide for a wide range of activities recognising its rural service centre functions with little changes to the existing Plan provisions.

3. SECTION 32AA EVALUATION

3.1 REQUIREMENT TO MAKE AN EVALUATION

The Resource Management Act 1991 (the Act) requires that when a Council undertakes a plan change that it must produce a report evaluating the proposed provisions. This is known as a Section 32 Report. This report contains an evaluation of the Proposed Plan Change, prepared in accordance with section 32 of the Resource Management Act (as amended 2013).

The evaluation examines:

- the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act (to promote the sustainable management of natural and physical resources), and
- whether, the provisions are the most appropriate way to achieve the objectives by
 - identifying other reasonably practicable options for achieving the objectives; and
 - assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
 - summarising the reasons for deciding on the provisions; and
- contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects anticipated from the implementation of the proposal.

For the purposes of this examination, the evaluation must:

- Identify and assess the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions including the opportunities for –
 - economic growth that are anticipated to be provided or reduced; and
 - employment that are anticipated to be provided or reduced; and
- if practicable, quantify the benefits and costs referred to above; and
- assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

3.2 PROPOSED ISSUES

Although not required by the Act, the identification of resource management issues is generally provided for in most District Plans. It provides a base to develop suitable objectives and policies that are relevant to the local circumstances or context.

The following amendments (highlighted grey) are proposed as a result of consideration of submissions and further submissions:

All Rural zones

- 3.1.1 Inappropriate subdivision, land use or development can lead to adverse effects on the visual amenity value of the open space rural characteristics, particularly the generally open nature of the rural environment.
- 3.1.2 Trees and structures adjacent to boundaries can cause shading which may comprise activities on neighbouring properties.
- 3.1.3 Conflicts between expectations of the rural community for infrastructure service in rural areas and the community’s ability to sustain and afford those services.
- 3.1.4 Some infrastructure facilities, especially the roading network, electricity transmission and distribution feeders and telecommunications facilities have specific locational and operational requirements resulting in a need to establish in the rural environment.

Rural A zone

- 3.1.5 The extent of LUC Class I1 and I2 soilsland in the Wanganui District is limited with much of it located close to the urban area. Approximately 12% of it is now occupied by non or low productive activities. With an increase in residential and lifestyle development particularly in the Westmere area, reverse sensitivity issues can arise. This may results in less an even greater loss of productive soilsland being available for rural production activities.
- 3.1.6 Subdivision, land use and development that fragments soil the land resource can adversely affect the long term versatility and sustainability of the life supporting capacity of soil the land and/or reduce economic viability and productivity. Lifestyle development in the Rural A zone contributes to fragmentation and detracts from the primary use of this area for rural purposes.

Rural Settlement zone

- 3.1.9 Some rural settlements have problems with drainage and sewage disposal especially in settlements where there is pressure for more dense lifestyle development.

Comment

Through consultation with the rural community, the Rural Community Board and Federated Farmers it became clear that the existing Rural Issues do not capture the concerns of the community, nor do they reflect what is occurring in the rural area.

From these discussions the above set of issues statements have been developed to more accurately reflect the concerns expressed by the community and issues identified through background research.

Expectations to connect to urban infrastructure have been identified around the urban fringes. This potentially conflicts with Council’s ability to provide infrastructure services to the urban area.

Subdivision and land fragmentation was an issue that stood out as being of high importance through both consultation and the 2013 Rural Residential Study undertaken by Council. Wanganui District has the advantage of having highly versatile Class I and Class II land as well as a good climate. Issue 3.1.5 identifies the need to address the increase in subdivision on this versatile land over the last 20 years.

	<p>The community expressed concerns relating to trees and structures located on or close to boundaries as they may cause shading and compromise productive activities on neighbouring properties.</p> <p>These proposed issues reflect the concerns and reality within the Wanganui Districts rural area.</p>
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PROPOSED OBJECTIVES

<p>All Rural zones</p>	
<p>3.2.1</p>	<p><u>Safeguard the versatility and life supporting capacity of soilsland within the District, particularly LUC Class I4 and II2 soilsland, from inappropriate subdivision, use and development.</u></p>
<p>3.2.2</p>	<p><u>Rural activities land use and development and other established land uses that have a functional necessity to be located within the rural environment, including National Grid assets is are not compromised by the establishment of non-rural activities.</u></p>
<p>3.2.5</p>	<p><u>The establishment, operation, maintenance and upgrading of infrastructure and other physical resources of regional or national importance is provided for within all rural zones.</u></p>
<p>Rural A zone</p>	
<p>3.2.6</p>	<p><u>Avoid the establishment of new lifestyle-development in the Rural A Production zone, on land comprising LUC Class I4 and II2 soilsland.</u></p>
<p>Comment</p>	<p>Wanganui District Council has recently (2014) completed an update of a 1994 report that looked at the trend for rural residential living on Class I and II land. Both studies focused on Westmere as it continues to be the area subject to greatest development pressure.</p> <p>In summary the 2014 report concluded that:</p> <ol style="list-style-type: none"> 1. The total area of rural productive land lost to residential or lifestyle blocks has steadily increased over the period to 2014. It now comprises 9.6% of the Westmere area compared to 3% in 1994. 2. Westmere continues to be attractive for residential and lifestyle development, which suggests demand will continue over the next 10 years. 3. The report highlights the increase in numbers of allotments 3ha or less and the decrease in allotments greater than 3ha. It is a concern that allotments that are greater than 3ha in size are being subdivided into multiple allotments 3 ha or less. The result is fewer allotments available for large scale rural activities.

<p>Appropriateness and Reasonableness</p>	<p>The proposed objectives are responsive to the consultation feedback from the community. They are relevant as they puts in place a management regime which addresses the Wanganui specific lifestyle development pressures. The objectives are appropriate as they provide a clear direction for decision making and clear communication of intent for the policies and methods to follow.</p> <p>The proposed objectives are reasonable as they aims to address the need to protect Wanganui District's most versatile land as well as providing for a variety of rural living environments in appropriate areas. Retention of highly versatile land is appropriate as once land has been subdivided and developed it will very rarely be amalgamated and used again for productive purposes.</p> <p>These objectives achieve the purpose of the Resource Management Act 1991 as they aim to protect rural natural and physical resources whilst enabling a variety of opportunities both now and in the future.</p> <p>They also give effect to regional objective 3-1C in the Proposed One Plan.</p> <p>A new objective has been identified to emphasis the particular difficulties associated with infrastructure in the rural environment, and the potential for adverse environmental effects.</p>
<p>Principal Alternative</p>	<p>The principal alternative for the rural area is to have more stringent objectives that relate to the whole of the rural area. This would mean that subdivision throughout the rural area would be more constrained. This would potentially achieve the purpose of protecting Class I and II land; however it would also unnecessarily restrict other rural land within the Wanganui District.</p>
<p>Other alternatives considered</p>	<p>Retaining the status quo was also considered; however this approach has not achieved the desired result over the past 10 years since the Plan was first made operative and it is unlikely to in the future.</p> <p>This option would leave the rural area vulnerable to subdivision and further fragmentation of Class I and Class II Land, and continued loss of this land for productive purposes.</p> <p>This option does not give effect to the One Plan objective.</p>
<p>Preferred option reason</p>	<p>The objectives above are the preferred option as they create a balance between protection of Class I and Class II Land and enabling a variety of living options in a semi-rural environment.</p> <p>The preferred option gives effect to the One Plan.</p>

<p>3.2.3 <u>Trees and structures are located in a manner that does not cause adverse environmental effects across property boundaries.</u></p>	
<p>Comment</p>	<p>During consultation meetings with the rural community it was clear that trees and structures located near or on boundaries were an issue. Structures located too close to boundaries may course shading on</p>

	neighbouring properties. This can cause problems for neighbouring land owners.
Appropriateness and Reasonableness	The proposed objective is responsive to consultation feedback from the community. The objective is appropriate as it provides a clear direction for decision making and clear communication of intent for the policies and methods to follow. This objective is reasonable and aligns with the Resource Management Act 1991 as it aims to reduce negative impacts on adjacent properties.
Principal Alternative	Status quo is the principle alternative. This issue is not specifically identified in the operative District Plan and is less likely to be appropriately or effectively managed.
Preferred option reason	This option is preferable as it gives a clear guide to decision makers. It will reduce the negative impacts on neighbouring properties not just for the current owner but for any future owners.

3.2.4	<u>Protect rural character and amenity values, from inappropriate subdivision, use and development, to ensure that a predominance of rural productive activities and open, low density development continues to define the character of the wider rural environment.</u>
3.2.13	<u>Maintain or enhance the amenity of the Rural Settlement zone.</u>
3.2.14	<u>Opportunities for various types of rural living within close proximity to the city centre</u>
Comment	These objectives identify the need to provide a range of rural living environments. Development pressures indicate a desire for small holding development within the rural area. Objective 3.2.4 defines what is appropriate in the rural area generally, whilst objectives 3.2.13 and 302014 relate to the Rural Settlement zone.
Appropriateness and Reasonableness	The proposed objectives are responsive to the consultation feedback from the community. The objectives are appropriate and reasonable as they provide a clear direction for decision making and clear communication of intent for the policies and methods to follow. The specific definition of amenity will vary between rural areas.
Principal Alternative	Do not define expectations of the rural zones. This will hinder decision makers when assessing resource consent applications as they will have little guidance on what rural amenity or character is or whether reduced amenity is acceptable in the Rural Settlement.
Preferred option reason	Outlining the need to protect and enhance characters within the various rural environments as above is the preferred option as it achieves the purpose of the Resource Management Act 1991 to promote sustainable management of our natural and physical resources.

Rural Settlement	
3.2.11	<u>Avoid new connections to urban reticulated water, wastewater and stormwater services.</u>
3.2.12	<u>Water, wastewater and stormwater services are contained onsite and sustainably managed to avoid any environmental effect beyond the site.</u>
Comment	These objectives highlight the need for rural properties to provide independent onsite water, waste water and storm water infrastructure.
Appropriateness and Reasonableness	The proposed objectives are responsive to the consultation feedback from the community. It is relevant as it puts in place a management regime which addresses the Wanganui specific development pressures. The objective is appropriate and reasonable as it provides a clear direction for decision making and clear communication of intent for the policies and methods to follow. It is not reasonable that urban infrastructure services be extended into the rural area as this is neither cost effective for the community nor appropriate in relation to maintaining rural character and amenity. Urban services will likely lead to pressures for urban densities.
Principal Alternative	The principle alternative is to allow reticulated services in the rural area. This would create an unknown cost to Council as the cumulative pressure on downstream capacity is unknown, and would alter the character of the area.

3.4 PROPOSED POLICIES

3.3.1	<u>Require minimum lot sizes for rural subdivision to protect the productive capability and versatility of land from irreversible loss and to actively encourage lifestyle development in the Rural BLifestyle zone close to the urban fringe and protect rural productive capacity of the Rural A zone.</u>
3.3.7	<u>Avoid ad hoc urban development in the Rural AProduction zone especially on the fringes of the Rural BLifestyle and Rural Settlement zones.</u>
3.3.8	<u>Retain LUC Class I4 and II2 land in large holdings of sufficient size to protect future versatility and enable opportunities for a range of rural activities to occur.</u>
3.3.17	<p>To avoid, remedy or mitigate adverse effects of subdivision on people's health and safety and the character of the rural environment by:</p> <ol style="list-style-type: none"> ensuring, prior to granting consent to subdivide, building platforms are identified to allow adequate distances between buildings on adjacent properties to retain the privacy of the occupants of each property; <u>Require sites to be of a minimum lot size</u>, except where the Council is satisfied that the subdivision and likely future land use will not change the general character of the area, and that the likely future uses will be compatible with the effects generated by existing neighbouring land uses, especially to avoid any potential for reverse sensitivity issues arising; and ensuring that all new lots can be self-serviced, including for sewage, water and stormwater.

Comment	<p>These policies enable Council to regulate minimum lot sizes, and manage semi urban development pressures, within the rural area. This is to protect to productive capacity of the productive rural zones and encourage lifestyle development in the appropriate Rural B zone.</p> <p>These policies align with the Rural Directions: Wanganui Rural Community Boards Strategic Plan 2014 – 2023 which clearly sets out the mission and vision for Wanganui’s rural community. A focus area of this strategic plan is the economic growth of the rural sector.</p> <p>The BERL report (2011) prepared for the Wanganui District Council also assists in demonstrating the potential value of the horticultural sector. In their report the fruit and vegetable sectors contributed \$23 million to GDP and employing over 200 FTE’s in 2010 in the Wanganui District. This came from less than 150 ha.</p> <p>Class I and II land, our elite and versatile soils that have few limitations to use, are found predominantly along the coastal belt. Seven percent (15,712 ha) of the land in the District (237,415.81 ha) is classified as class I and II.</p> <p>Enabling protection for some of the 15,712ha of Class I and Class II land for future horticulture use has potential economic benefits to the Wanganui District as a whole.</p>
Principal Alternative	<p>The principal alternative is to maintain the status quo with little recognition of the pressure on Class I and II land. This is a risky alternative as it leaves the rural areas vulnerable to continued subdivision and fragmentation of Class I and II land.</p>
Benefits	<p>Environmental Strengthens the framework to protect Class I and Class II Land.</p> <p>Economic The rural area is the backbone of the Wanganui District. Protecting the highly versatile land will have an economic benefit for the wider Wanganui District, and encourage rural and urban employment.</p> <p>Social and Cultural This economic benefit will enhance the social and cultural aspect for the wider community as it will protect Class I and Class II Land, and will provide options for landowners and potential employment.</p>
Costs	<p>Environmental Rural B zoned land will be more densely developed.</p> <p>Social, Cultural and Economic Landowners in the Westmere area won’t be able to subdivide for lifestyle development. There is high demand for land in the Westmere area where most of the Class I and Class II Land is located. The ability to subdivide and develop this area will be reduced. People will need to alter their location aspirations for lifestyle development.</p>
Effectiveness	<p>This policy is effective as it will guide decision makers when assessing resources and subdivision consents. It clarifies the intention for lifestyle</p>

	development to occur within the Rural B zone, and that protection of Class I and Class II Land is a priority.
Efficiency	These policies are efficient in that they provide for activities based on the sustainable use of natural and physical resources, recognise the need to avoid, remedy and mitigate adverse effects and maintain the amenity of the environment. These benefits outweigh the potential costs to land users of taking measures to avoid, remedy and mitigate adverse effects.
Appropriateness	The proposed policies are responsive to the consultation feedback from the community. It is relevant as it puts in place a management regime which addresses the Wanganui specific development pressures. The policies are appropriate as they provide a clear direction for decision making and clear communication of intent for the methods to follow. It is achievable and reasonable given
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods	There is a risk of continued loss of Class I and Class II land through subdivision within the rural area. The total area of rural productive land lost to residential or lifestyle blocks has steadily increased over the period to 2014. It now comprises 9.6% of the Westmere area compared to 3% in 1994.

3.3.4	<u>Minimise the demand for lifestyle living development on productive land, by providing areas in the Rural B Lifestyle zone, which do not compromise LUC Class I and II soils/land</u>
3.3.6	<u>To ensure a Rural A zone where the following characteristics are maintained:</u> <ol style="list-style-type: none"> a. <u>a predominance of rural activities;</u> b. <u>a range of complementary activities where their effects are compatible with the predominantly rural character, scale and amenities of the area;</u> c. <u>regionally or nationally significant infrastructure including National Grid assets;</u> d. <u>open, low density development, with relatively few structures and signs, which does not detract from rural landscapes;</u> e. <u>rural activities and practices and rural odours from rural activities are generally acceptable, provided best practicable options are used..</u> f. <u>a varied noise environment may exist with including intermittent noise from rural machinery and equipment;</u> g. <u>retain or enhance natural and cultural heritage features;</u> h. <u>street lighting is not provided;</u> i. <u>reticulated services generally do not exist.</u>
3.3.15	<u>To define a Rural C zone where the following characteristics are maintained:</u> <ol style="list-style-type: none"> a. <u>a predominance of rural activities;</u> b. <u>a range of complementary activities where their effects are compatible with the predominantly rural character, scale and amenities of the area;</u>

	<ul style="list-style-type: none"> c. <i>choice and diversity for different rural lifestyle options;</i> d. <i>open, low density development, with relatively few structures and signs, which does not detract from rural landscapes;</i> e. rural <u>activities and</u> practices and rural odours <u>from rural activities</u> are <u>generally acceptable, provided best practicable options are used.</u> f. a varied noise environment may exist <u>with including</u> intermittent noise from rural machinery <u>and equipment;</u> g. <i>retention of natural and cultural heritage features;</i> h. <i>street lighting is not provided;</i> i. <i>reticulated services generally do not exist.</i>
<p>3.3.16</p>	<p><i>To define rural settlement areas where the following characteristics are maintained:</i></p> <ul style="list-style-type: none"> a. <i>small clusters of development;</i> b. <i>a range of residential, community and rural activities that are developed and managed in such a way that their effects are compatible with the rural character and amenities of the settlement and surrounding rural area;</i> c. <i>activities are consolidated in a manner which maximises the efficient use of infrastructure and reticulated services;</i> d. <i>adequate disposal of effluent without causing (or potentially causing) adverse environmental effects;</i> e. <i>Maintain or enhance natural or cultural heritage features.</i>
<p>Comment</p>	<p>These policies define the purpose of each of the rural zones. The purpose of the Rural Settlement zone is to service the wider rural community providing small clusters of dense development. The Rural A zone ensures a predominance of large holdings to protect the most versatile and productive land. The purpose of the Rural C zone is to provide a predominance of rural activities and activities that complement the rural area.</p>
<p>Principal Alternative</p>	<p>Do not define expectations of the rural zones. This will hinder decision makers when assessing resource consents as they will have little guidance on the character and amenity of each zone. The policies clearly identify what is acceptable in each zone.</p>

Benefits	<p>Environmental These policies benefit the environment as they endeavour to take pressure off the high quality Class I and Class II Land and into more appropriate areas. They will ensure that rural character is maintained and the distinction between zones are understood and maintained.</p> <p>Economic Productive land is an important commodity in terms of sustaining an agricultural sector that is the backbone of the Wanganui economy. These policies have an economic benefit as they ensure that Class I and Class II Land are retained in large holdings for future productive versatility of the land</p> <p>Social and Cultural There is a social benefit to these policies as it allows for a variety of rural living and working environments.</p>	
Costs	<p>Environmental The rural environment may have less amenity value than other areas due to odour, spray drift and noise.</p> <p>Economic Resource consent may be required.</p> <p>Social and Cultural May prevent people from living in the Rural A zone and this may affect the social network in areas such as Westmere, where lifestyle development has been occurring.</p>	
Effectiveness	These policies are effective as they define the purpose of the zones and guide decision makers as to what is appropriate in each zone.	
Efficiency	These policies are efficient in that they provide for activities based on the sustainable use of natural and physical resources, recognise the need to avoid, remedy and mitigate adverse effects and maintain the amenity of the environment. These benefits outweigh the potential costs to individual land users.	
Appropriateness	These policies are responsive to the consultation feedback from the community. These policies provide a clear direction for decision making.	
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods	There is a risk of inappropriate activities occurring in zones that are not intended to provide for them if these policies are not adopted.	

3.3.9	<u>Ensure that rural activities are not adversely affected by the establishment of non-rural activities sensitive to effects associated with rural activities, such as, but not limited to, noise, odour or spray drift.</u>	
Comment	Through community consultation and conversations with key	

	stakeholders, reverse sensitivity has been identified as a key issue in the rural area. This policy aims to address this issue providing guidance for decision makers during the resource consent process.
Principal Alternative	The alternative for this policy is the status quo. Currently there are no policies that address the reverse sensitivity issue.
Benefits	<p>Environmental This policy will encourage non rural activities to be located in appropriate areas, reducing negative impacts of reverse sensitivity.</p> <p>Economic This will ensure that productive activities are not affected by non-rural activities and each activity will be able to operate efficiently.</p> <p>Social Reduction of reverse sensitivity will benefit land owners by ensuring that the implementation for existing activities are taken into account prior to non-rural activities starting.</p> <p>Cultural – N/A</p>
Costs	<p>Environmental – N/A</p> <p>Economic There may be resource consents required and some constraint on non-rural activities will occur, hindering some development.</p> <p>Social Non-rural will not be as free to determine how or where they establish especially with respect to dwellings and this may affect people's enjoyment of their properties.</p> <p>Cultural – N/A</p>
Effectiveness	These policies are effective as they guide decision makers as to what is appropriate in order to reduce potential negative impacts of reverse sensitivity.
Efficiency	These policies are efficient in that they provide for activities based on the sustainable use of natural and physical resources, recognise the need to avoid, remedy and mitigate adverse effects and maintain the amenity of the environment. These benefits outweigh the potential costs to land users of taking measures to avoid, remedy and mitigate adverse effects.
Appropriateness	<p>The proposed policies are responsive to the consultation feedback from the community.</p> <p>The policy is useful as it provides a clear direction for decision making and clear communication of intent for the methods to follow. The specific definition of high quality will vary between residential areas. It is achievable and reasonable given.</p> <p>The policy strikes an appropriate balance between enabling existing activities to operate and providing for new development to occur. The balance favours the existing operations as they have fewer location alternatives.</p>

Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods	There is a risk of non-rural activities restricting rural activities within the rural area if no policies are adopted.
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3.3.2	<u>Council will maintain urban reticulated infrastructure connections to existing allotments (where connections were in existence at the Operative date of Section 3.41st May 2014) but these connections will not be extended to serve any new allotments created by subdivision.</u>
3.3.3	<u>Urban water and waste water services will not generally be extended to serve any new allotments created by subdivision except where the effects can be avoided, remedied or mitigated.</u>
3.3.5	<u>When assessing applications for the establishment, operation, maintenance and other physical resources of regional or national importance, significant weight shall be given to the benefits of the facility</u>

Comment	<p>These policies set the level of service that the community can expect within the rural area. Council will only extend urban wastewater services where off peak pumping can be accommodated without any adverse effects.</p> <p>The rural environment is often the most ideal location for some infrastructure and physical resources. It is important that they are able to operate without the effects of reverse sensitivity.</p>
Principal Alternative	The principle alternative is to allow connections outside the urban area. This will create an unknown cost to Council as the accumulative pressure on downstream capacity is unknown.
Benefits	<p>Environmental Will constrain development density and protect character and environment.</p> <p>Economic Council can more efficiently maintain infrastructure assets. Landowners are provided with a degree of certainty about levels of service and will plan around this avoiding unnecessary resource consents.</p> <p>Social and Cultural The character and amenity of the rural area will be protected and this will assist people's enjoyment of living within this area.</p>
Costs	<p>Environmental Potential failure of onsite systems.</p> <p>Economic On-site servicing will be required, so up front cost may be greater. Density of development is reduced so options for subdivision are reduced also.</p> <p>Social and Cultural May compromise or reduce development options on some Maori owned land.</p>

Effectiveness	These policies are effective as they guide decision makers as to what is appropriate in order to reduce potential negative impacts on urban infrastructure.	
Efficiency	These policies are efficient in that they provide for activities based on the sustainable use of natural and physical resources, recognise the need to avoid, remedy and mitigate adverse effects and maintain the amenity of the environment. These benefits outweigh the potential costs to land users.	
Appropriateness	These policies are appropriate and reasonable as they provide a clear direction for decision making. It is not reasonable that urban infrastructure services be extended into the rural area as this is neither cost effective for the community nor appropriate in relation to maintaining rural character and amenity. Urban services will likely lead to pressures for urban densities.	
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods	There is a risk of adhoc service connections to the urban infrastructure system if these policies are not adopted. This may lead to unknown downstream capacity issues, with failure of the system and potential adverse effects on the environment.	

3.5 PROPOSED RULES

The following methods have been identified as being suitable for achieving the relevant objectives and policies for the Residential Phase of the Plan Review.

3.5.1 Rules

The following are proposed changes to rules for rural zones. Some of the rules will remain unchanged. These rules have proven to be effective in the past in achieving the relevant objectives and policies and it is anticipated that they will continue to do so in the future.

<p>3.4.1 <i>Permitted Activities.</i> <u>All activities shall comply with Performance Standards and District Wide rules where relevant.</u> <u>The following are permitted activities in the Rural AProduction zone:</u></p> <ol style="list-style-type: none"> a. <u>Rural activities.</u> b. <u>Home Occupation</u> c. <u>Farm stays for up to five people</u> d. <u>Signs</u> e. <u>Retail activities not exceeding less than 75m² gross floor area that are ancillary to any permitted activity.</u> f. <u>Conservation works.</u> g. <u>One dwelling per 10 hectares site area.</u>
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h. One dwelling on a site of less than 10 hectares, created by a subdivision consent granted on or before the Operative date of this rule^{1st} May 2014.

i. Network utilities as ~~provided~~ permitted by District Wide Rule 10.1 Utilities.

j. Residential activities excluding residential care facilities

3.8.1

Permitted Activities.

All activities shall comply with Performance Standards and District Wide rules where relevant.

The following are permitted activities in the Rural ~~C~~General zone:

a. Rural activities.

b. Home Occupation

c. Farm stays for up to five people

d. Signs

e. Retail activities ~~not exceeding less than~~ 75m² gross floor area that are ancillary to any permitted activity.

f. Conservation works.

g. One dwelling per 1 hectares site area.

h. One dwelling on a site of less than 1 hectare but at least 5000m² site area, created by a subdivision consent granted on or before the Operative date of this rule^{1st} May 2014.

i. Network utilities as ~~provided~~ permitted by District Wide Rule 10.1 Utilities.

j. Residential activities excluding residential care facilities

3.10.1

Permitted Activities.

All activities shall comply with Performance Standards and District Wide rules where relevant.

The following are permitted activities in the Rural Settlement zone:

a. Residential activities.

b. One dwelling per site.

c. Community activities.

d. Rural activities.

e. Retail activities except where adjoining a state highway.

f. Network utilities as provided by District Wide Rule 10.1

Comment

These activities align with the objectives and policies for each of the zones. They reinforce what is expected and appropriate in the different rural zones.

Rural A zone provides for activities similar to others rural zones, except the emphasis is on avoiding activities that might reduce the potential for productive use of the versatile land.

Residential Activities with the exception of residential care facilities

	<p>has been included as it clarifies the intention for domestic living within permitted dwellings. Residential care facilities have been excluded as this activity is not deemed appropriate within the rural areas without a consent process to allow consideration on a site specific basis.</p> <p>Rural C zone rules are an update of the existing Rural A zone activities. Home Occupations are specifically provided for and the broad category of residential activities no longer applies but is replaced with provision for a single dwelling to discourage other 'residential activities' establishing without requiring a consent process to allow consideration on a site specific basis.</p> <p>Limited provision is also made for signage appropriate for the rural area. Provision for retail activities is limited to retail associated with a permitted activity and of appropriate scale of the rural area.</p> <p>Rural Settlement zone continues to provide for a wide range of activities recognising its rural service centre functions.</p>
Benefits	<p>Environmental Provides certainty as to which activities are acceptable in the various zones.</p> <p>Economic Allows a wide range of activities which will provide for the economic well-being of the community without compromising the amenity of the area. Avoids unnecessary resource consents and minimises bureaucracy.</p> <p>Social The community will know what to expect in the areas therefore reducing reverse sensitivity and other social conflicts.</p> <p>Cultural These activities are appropriate to protect the productive capacity of the land, providing for future generations.</p>
Costs	<p>Environmental and Cultural Some areas of land will need to be available for dense development in order to protect other areas.</p> <p>Economic Resource consents will be required, for some activities previously permitted such as larger retail, or residential care facilities.</p> <p>Social Non-rural activities will generally require consent, which may discourage them in rural areas.</p>
Effectiveness	<p>These rules are effective as they clearly articulate the expectation of the community to protect rural areas for predominantly rural</p>

	activities.
Efficiency	The Permitted Activities are those that you might anticipate within the corresponding zones, and as such should not detrimentally affect character or amenity. Classing them as a Permitted Activity subject to controls, minimises the need for resource consent, and is an efficient method of achieving the purpose of the Act.
Appropriateness	The rules allow for development while trying to ensure environmental effects are avoided, remedied or mitigated, and character and amenity are protected. They achieve the key objectives of protecting versatile land whilst enabling lifestyle living and a variety of non-rural activities where appropriate. This is considered to be an appropriate approach.
Principal Alternative	Status quo which is more permissive and does not achieve the key objectives specified above. A further alternative could be to be even more restrictive. This is not deemed necessary or efficient.

3.4.2 **Restricted Discretionary Activities.**

The following are restricted discretionary activities in the Rural A Production zone:

a. Any permitted activity which does not comply with a Rural A Production zone performance standard.

Council restricts its discretion to the following matter:

- The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

b. Subdivision provided that:

- i. Minimum site area is 10 hectares per allotment except that this shall not apply to allotments required for network utility activities.
- ii. Complies with Rules in 11.4 regarding subdivision.
- iii. The identified Building Platform shall be located outside the National Grid Yard.

Council restricts its discretion to the following matters:

- the ability of sites to:
 - be independently serviced for water, wastewater; and
 - comply with subdivision provisions Section 11.4;
 - maintain or enhance rural lifestyle character and to avoid potential reverse sensitivity.
 - impact on the operation, maintenance, upgrade and development of the National Grid, including compliance with NZECP34:2001.
- c. Subdivision to create one allotment with a minimum site area of 50002500m² and a maximum site area of one hectare 5000m² site area provided that:

- i. The site proposed for subdivision, legally existed at the Operative date of this rule^{1st} -May 2014..
- ii. The balance site area is at least 10 hectares.
- iii. The identified Building Platform shall be located outside the National Grid Yard
- iv. Complies with Rules in 11.4 regarding Subdivision.

Council restricts its discretion to the following matters:

- The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal.
- Impact on the character of the surrounding area, ~~ability of the site to achieve quality urban design outcomes and to avoid potential reverse sensitivity.~~
- Impact on the operation, maintenance, upgrade and development of the National Grid, including compliance with NZECP34:2001.

d. Any building within 20m of the secured yard of a National Grid substation. Council restricts its discretion to the following matters:

- Impacts on the operation, maintenance, upgrade and development of the National Grid
- Compliance with NZECP34:2001
- The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

e. Earthworks within 12m of a National Grid support structure that fails to comply with performance standard XX(c)(i)restricts its discretion to the following matters:

- Impacts on the operation, maintenance, upgrade and development of the National Grid.
- Compliance with NZECP34:2001.
- The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

3.8.2 Restricted Discretionary Activities.

The following are restricted discretionary activities:

a. Any permitted activity which does not comply with a Rural ~~C~~General zone performance standard.

Council restricts its discretion to the following matter:

- The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

b. Subdivision provided that:

- i. Minimum site area is 1 hectare per allotment except that this shall not apply to allotments required for network utility activities.
- ii. Complies with Rules in 11.4 regarding subdivision.

iii. The identified Building Platform shall be located outside the National Grid Yard

Council restricts its discretion to the following matters:

- the ability of sites to:
 - be independently serviced for water, wastewater; and
 - comply with subdivision provisions Section 11.4;
 - maintain or enhance rural lifestyle character.
 - Impact on the operation, maintenance, upgrade and development of the National Grid., including compliance with NZECP34:2001.

c. Any building within 20m of the secured yard of a National Grid substation.

Council restricts its discretion to the following matters:

- Impacts on the operation, maintenance, upgrade and development of the National Grid
- Compliance with NZECP34:2001
- The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

d. Earthworks within 12m of a National Grid support structure that fails to comply with performance standard 10.2.7(b)(i)

Council restricts its discretion to the following matters:

- Impacts on the operation, maintenance, upgrade and development of the National Grid.
- Compliance with NZECP34:2001.
- The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

3.10.2 Restricted Discretionary Activities.

The following are restricted discretionary activities in the Rural Settlement zone:

a. Any permitted activity which does not comply with a Rural Settlement zone performance standard.

Council restricts its discretion to the following matter:

i. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

b. More than one dwelling per site.

Council restricts its discretion to the following matters:

a. The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal.

ii. Impact on the character of the surrounding area, ~~ability of the site to achieve quality urban design outcomes.~~

c. Subdivision provided that:

i. Complies with Rules in 11.4 regarding Subdivision.

Council restricts its discretion to the following matters:

	<ul style="list-style-type: none"> • <u>the ability of sites to:</u> <ul style="list-style-type: none"> ○ <u>be independently serviced for water, wastewater; and</u> ○ <u>comply with subdivision provisions section 11.4;</u> ○ <u>maintain or enhance rural settlement character.</u>
Comment	<p>Rule 3.4.2(a) , 3.8.2(a) and 3.10.2(a) each specify that activities provided for as a permitted activity but that fail to meet one or more of the performance standards, will be considered as a Restricted Discretionary Activity. This is consistent with the approach that has been taken in the rest of the reviewed Plan. Subdivision is proposed as a restricted discretionary activity as this better aligns with the objectives and policies above. This allows decisions makers to impose conditions on consent; however they are restricted to the matters outlined. Provision is made for a one off small lot to be created in the Rural A zone, where adverse effects can be mitigated.</p> <p>In relation to Rule 3.4.2(c) one off small lot in the Rural A zone, the minimum and maximum lot size has been increased to align with Horizon’s One Plan.</p> <p>In the Rural C zone provision is made for existing lots of less than one hectare to erect a single dwelling provided adverse effects are mitigated.</p> <p>In the Rural Settlement zone provision is made for multiple dwellings provided adverse effects can be avoided, remedied, or mitigated.</p> <p>Provisions have been included to ensure protection of the National Grid, in order to ensure continuity of supply and to avoid as far as possible any reserves sensitivity effects or effects of new development on the area defined as the National Grid Yard.</p>
Benefits	<p>Environmental Allows for protection of Class I and Class II land and additional dwellings where effects can be addressed.</p> <p>Economic The rural area is the back bone of the Wanganui District. Protecting land capacity and versatility will have an economic benefit to the wider Wanganui District. Minimises consent processes for non-complying activities.</p> <p>Social and Cultural The economic benefit will enhance the social aspect of the community. Provides for a range of activities and for rural specific issues e.g. retired farmers wanting to live in the rural environment. Provides for the protection of Class I and Class II Land.</p>

Effectiveness	<p>These provisions are effective as they enable specific areas of concern to be addressed, particularly where identified by policies in the Plan. Focuses consent processes which is time and cost effective.</p> <p>Consistent regulation of activities with the National Grid Yard is an effective way to manage effects nationally of this significant infrastructure.</p>
Efficiency	Provisions are efficient as they provide an appropriate level of activity status to clearly articulate the expectation of the community.
Appropriateness	The rules allow for development while trying to ensure that activities that are compatible can locate together, and character and amenity are protected. This is considered to be an appropriate approach.
Principal Alternative	Full Discretionary status was considered but was not appropriate as it was unnecessary and inefficient.

3.4.3 Discretionary Activities.

The following activities are discretionary activities in the Rural AProduction zone:

- a. Animal boarding establishments
- b. Retail activities not exceeding up to 75m² gross floor area adjoining a state highway.
- c. *Intensive farming.*
- d. *Quarrying.*
- e. *Rural industry.*
- f. *Network utilities as not provided for as permitted or restricted discretionary activities by District Wide Rule 10.1.*

3.8.3 Discretionary Activities.

The following activities are discretionary activities in the Rural CGeneral zone:

- a. *Community activities.*
- b. *The following commercial activities:*
 - i. *Service stations.*
 - ii. *Tourism facilities.*
 - iii. *Visitor accommodation.*
 - iv. *Veterinary clinics.*
 - v. *Animal boarding establishments.*
 - vi. *Retail activities not exceeding up to 75m² gross floor area adjoining a state highway.*
- c. *Intensive farming.*
- d. *Quarrying.*

- e. Rural industry.
- f. Network utilities ~~as not provided for as permitted or restricted discretionary activities~~ by District Wide Rule 10.1.

3.10.3 Discretionary Activities.

~~The following activities are discretionary activities in the Rural Settlement zone where the exercise of the Council's discretion is unrestricted:~~

- a. Retail activities adjoining a state highway.
- b. Commercial activities.
- c. Network utilities as provided by District Wide Rule 10.1.
- d. Any other activity which is not provided for as a permitted, ~~controlled~~, restricted discretionary or non-complying activity.

Assessment criteria for discretionary activities are provided in the Assessment Criteria section.

Comment	<p>The effects of these activities need to be assessed on a case by case basis as conditions cannot be readily predetermined..</p> <p>Given the Restricted Discretionary activity status for subdivision, failure to comply with any Performance Standards has been made a Discretionary Activity. There is relatively little change to the other activities identified as Discretionary.</p> <p>Rural A zone Discretionary activities are consistent with the existing provisions applying to the affected land except that provision for non-rural commercial activities will now be a Non-Complying activity. This is intended to signal the importance of retaining versatile land for productive rural activities.</p>
Benefits	<p>Environmental It will allow decision makers to assess environmental impacts and impose conditions where negative effects may occur.</p> <p>Economic These are designed to protect the rural environment therefore protecting its economic viability, including wider employment potential.</p> <p>Social The community will know what to expect in the areas therefore reducing reverse sensitivity and other social conflicts.</p> <p>Cultural - N/A</p>

Costs	<p>Environmental There may be effects on the environment, however they are likely to be reduced with a discretionary activity status.</p> <p>Economic A resource consent will be required, for all activities, however this is largely unchanged from the existing Plan.</p> <p>Social Fewer non-rural commercial activities in the Rural A zone may reduce service levels for rural communities in the vicinity.</p> <p>Cultural - N/A</p>
Effectiveness	These provisions are considered effective as they enable specific areas of concern to be addressed, particularly where identified by policies in the Plan.
Efficiency	These provisions are efficient as they provide appropriate levels of activity status to clearly articulate the expectation of the community, whilst also providing a consent process to consider the site specific effects.
Appropriateness	The rules allow for development while trying ensuring that activities that are compatible can locate together, and character and amenity are protected. This is considered to be an appropriate approach.
Principal Alternative	More permissive approach to regulations. This option was considered but as there was uncertainty about the effect, or the scale of activities could vary substantially, this was not an appropriate or effective option.

<p>3.4.4</p>	<p><i>Non Complying Activities.</i> <i>The following are non-complying activities in the Rural A Production zone:</i></p> <ul style="list-style-type: none"> a. <u><i>The establishment or expansion of any sensitive activity within an electricity transmission yard. Any activity, structure or earthworks within the National Grid Yard which does not comply with performance standard 10.2.7</i></u> b. <u><i>Buildings and structures located within the electricity transmission yard, which are more than 2.5m in height and/or 10m² in area. Establishment of any sensitive activity or any structure or addition to a structure associated with a sensitive activity and located within the National Grid Yard.</i></u> c. <u><i>A hazardous facility within the National Grid Yard.</i></u> d. <u><i>Subdivision with a building platform for a principal building or dwelling located within the National Grid Yard.</i></u> e. <u><i>Any other activity which is not provided for as a permitted, restricted discretionary or discretionary activity.</i></u>
<p>3.8.4</p>	<p><i>Non Complying Activities.</i></p>

The following are non-complying activities in the Rural ~~General~~ zone:

- a. Any other activity which is not provided for as a permitted, restricted discretionary or discretionary activity.
- b. ~~The establishment or expansion of any sensitive activity within an electricity transmission yard.~~ Any activity, structure or earthworks within the National Grid Yard which does not comply with performance standard 10.2.7.
- c. ~~Buildings and structures located within the electricity transmission yard, which are more than 2.5m in height and/or 10m² in area. Establishment of any sensitive activity or any structure or addition to a structure associated with a sensitive activity and located within the National Grid Yard.~~
- d. A hazardous facility within the National Grid Yard
- e. Subdivision with a building platform for a principal building or dwelling located within the National Grid Yard

3.10.4 Non Complying Activities.

The following are non-complying activities in the Rural Settlement zone:

- a. Manufacturing.

Comment	This rule covers activities that are not provided for as a permitted, restricted discretionary or discretionary activity as well as other activities that are deemed unlikely to be appropriate within these zones. Other than the addition of electricity transmission activities to be consistent with Phase 2 submission decisions, there is little change to the activities provided for as Non-Complying activities.
Benefits	<p>Environmental It will allow decision makers to assess environmental impacts and impose conditions where negative effects may occur.</p> <p>Economic These are designed to protect the rural environment therefore protecting its economic viability.</p> <p>Social The community will know what to expect in the areas therefore reducing reverse sensitivity and other social conflicts.</p> <p>Cultural - N/A</p>
Cost	<p>Environmental There may be effects on the environment, however they are likely to be reviewed in detail as part of a non-complying activity resource consent process.</p> <p>Economic A resource consent will be required.</p> <p>Social A resource consent may be turned down.</p>

	Cultural - N/A
Effectiveness	The provisions are effective as they enable the proposal to be considered in its entirety.
Efficiency	These provisions are efficient as they provide an appropriate level of activity status to clearly articulate the expectation of the community.
Appropriateness	The provisions allow for development while trying to ensure that activities that are compatible can locate together, versatile land are protected, and character and amenity are also protected. This is considered to be an appropriate approach.
Principal Alternative	Provision of no non-complying activities. This option was not preferred as it does not clearly signal that some activities may be inappropriate in the rural zones. It may cause applicants to apply for consents where approval would not likely achieve sustainable management, particularly of the versatile land resource.

Performance Standards

A key rule change is the introduction of a new minimum lot size for the Rural AProduction zone as set out below:

11.5.4 Allotment size.

a. New allotments, including balance allotments, shall meet the requirements of the following table:

Zone	Allotment Size Requirements - Net Site Area (Metres² (m²) or
<i>Rural <u>AProduction</u></i>	<i>10ha</i>
<i>Rural <u>BLifestyle</u></i>	<i>5000m² or 0.5ha</i>
<i>Rural <u>CGeneral</u></i>	<i>10,000m² or 1ha</i>
<i>Rural Settlement</i>	<i>Allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the zone concerned.</i>
Comment	<p>Performance standards have been retained largely unchanged for each zone, with similar standards applying in the new Rural A zone relative to the Operative Rural A zone.</p> <p>They continue to provide appropriate thresholds for permitted activity status and establish and maintain the character of the each rural zone.</p> <p>The performance standards will mitigate the potential effects of rural and non-rural activities on the environment including amenity values of each area.</p> <p>The increased minimum lot size for Rural A zoned land is consistent with the One Plan requirement to retain versatile land for productive purposes.</p> <p>A review of minimum lots sizes imposed by other councils for similar productive land was taken into account when determining exactly what limit to set. The relative cost of land in the Rural A and Rural B zone was another consideration, given the influence market price could have on the demand for land in either zone. Finally consideration was also given to the quantity of land considered necessary to retain significant flexibility for land owners to productively utilise the land. It was also recognised that as land was continually subdivided the options for productive use diminished, and it is difficult to consolidate land once subdivided. Thus any flexibility to subdivide would only be available to the first owner who subdivided a block and the options to subdivide could be lost or at least reduced for all future owners of that land.</p> <p>All of this was discussed in detail with key stakeholders at various</p>

	stages and their feedback incorporated in the final draft regulation.
Benefits	<p>Environmental Halts the fragmentation of Class I and Class II Land and along with other provisions may encourage the amalgamation of smaller blocks for rural purposes.</p> <p>Economic It very clearly discourages subdivision of versatile land for lifestyle development. This will hopefully avoid inappropriate applications to subdivide such land.</p> <p>Will enable more land comprising Class I and Class II Land to be retained for productive purposes as urban lifestyle demand should diminish and this may in turn make the land more affordable for rural purposes. This indirectly may reduce the buffer areas lost to production also and may more encourage productive use.</p> <p>The Rural A zone restriction is very targeted and does not apply to all existing Rural A zoned land.</p> <p>Social/Cultural This will make the option of purchasing and developing land in the Rural B zone more affordable and attractive.</p>
Cost	<p>Environmental No significant environmental costs.</p> <p>Economic Class I and Class II Land will become relatively less affordable for lifestyle development due to the area required to be held in each allotment.</p> <p>Some owners will lose the ability to subdivide sections down to 1ha in the Rural A zone.</p> <p>Social/ Cultural Land owners expectations about their rights to use their land may be affected. There are no other significant social or cultural costs.</p>
Effectiveness & Efficiency	The rules are effective and efficient as raising the minimum lot size for sections in the Rural A zone will significantly avoid the potential for future fragmentation and loss of productive land to rural lifestyle development. It is an effective method to give effect to the objective 3-1C and policy 3-3B of the One Plan.
Appropriateness	The performance standard is appropriate in that it assists in significantly reducing the trend of fragmentation of Class I and Class II Land and rural lifestyle development on that land.
Principal Alternative	The principal alternative is to retain the status quo – which permits subdivision of all existing Rural A zoned land including land

	<p>comprising Class I and II land, down to 1 hectare per site. Pressure for lifestyle development is particularly strong near the urban area which coincides with the location of the only significant area of Class I land in the District. The One Plan objectives and policies and the proposed District Plan objectives and policies around protection of Class I and Class II Land cannot be achieved without imposing a significantly increased minimum lot size.</p>
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