

**COMMENTS TO THE PROPOSED PLAN CHANGES to the Whangarei Plan
NZ PORK INDUSTRY BOARD
Due 4pm, 4 OCTOBER 2016**

The specific parts of the Proposed Plan (Volume, Chapter and Provision No.) the submission relates to:	Comments
Section 32- 85 Evaluation Prior to Notification- Part 1	
Appendix 1: Proposed Definitions	
Reverse Sensitivity “means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment of other activities which are sensitive to the pre-existing activity.”	<i>Support the proposed definition for reverse sensitivity.</i>

PC85 RURAL AREA	
RA.1 Rural Area	
RA.1.2. Rural Area Objectives	
1. Protect the long-term viability of the productive functions of rural land in a manner that delivers economic benefit and sustains the environment.	<i>Retain for enabling objective.</i>
2. Avoid, remedy or mitigate reverse sensitivity impacts especially in relation to established and productive rural activities.	<i>Retain for enabling objective.</i>
3. Avoid cumulative impacts in the Rural Area resulting from un-consolidated residential, rural residential and rural living subdivision and development	<i>Support limits to subdivision and development in rural areas that could lead to constraints on rural production in terms of accessibility to rural resources and reverse sensitivity.</i>
5. Protect the range of amenity values and characteristics in the Rural Area.	<i>Recognize that amenity values and rural character is often defined by the rural production activities the environment supports.</i>

RA.1.3. Rural Area Policies		
<p>1. To manage effects on rural character and amenity values, by providing for a range of rural Environments with differing expectations.</p>		<p><i>Support recognition that amenity values and rural character is often defined by the rural production activities the environment supports.</i></p>
<p>2. To ensure that productive rural land resources are protected in order to enable a diverse range of productive rural land use activities by applying the RPE in locations where:</p> <ul style="list-style-type: none"> a. There is a predominance of existing productive land uses. b. Larger land parcels are prevalent and the area is not compromised by significant clusters of rural living built development. c. There is a scattered presence of built development. d. An area is not: <ul style="list-style-type: none"> i. Located on the fringe of Whangarei City between the urban and rural environments. ii. Suitable to provide for the future reticulated expansion of the Whangarei City Living Environments. e. The criteria for the RUEE and the RLE are not met. 		<p><i>Support policy protection and enhancement of rural production activities.</i></p>
<p>3. To identify specific land areas as RLE to provide for a variety of rural living opportunities in the District without materially reducing the potential of the Rural Area for productive use of land by providing for the RLE in locations that:</p> <ul style="list-style-type: none"> a. Have an existing average allotment density between 2 and 4ha. b. Demonstrate a predominantly rural living character. c. Are not identified as hazard prone area. d. Are not identified as an Outstanding Natural Landscape or Feature, Significant Indigenous Vegetation or Habitat, or an Outstanding 		<p><i>Support the policy to reduce the potential for reverse sensitivity effects in the Rural Area.</i></p>

<p>Natural Character Area.</p> <p>e. Do not gain direct access from an unsealed road.</p> <p>f. Are located within close proximity to community facilities.</p> <p>g. Are not located in close proximity to existing reticulated infrastructure.</p> <p>h. Will not materially increase the potential for reverse sensitivity effects in the Rural Area.</p>		
<p>7. To avoid zoning rural land for more intensive development within identified hazard prone areas, unless there is a functional need.</p>		<p><i>Support policy to avoid intensive development within hazard prone areas.</i></p>
<p>RA.2 Rural Area Land Use Performance Standards</p>		
<p>RA.2.3 Discretionary Activities</p>		
<p>1. In every rural Environment (unless otherwise stated):</p> <p>d. Outdoor areas of storage or stockpiles that:</p> <p>i. Exceed the building height, setbacks and height in relation to boundary rules for the Environment they are located in (except within Mineral Extraction Areas).</p> <p>ii. Are within the RVRE and are open areas of storage or stockpiles of materials which are not screened from view from public places and surrounding sites, except where such materials or equipment:</p> <p>(a) Are accessory to agricultural, horticultural or forestry activities; or</p> <p>(b) Include functioning machinery, stockpiles of mineral resources or construction materials.</p>		<p><i>Support the provision for outdoor areas of storage and stockpiles that are an accessory to agricultural activities.</i></p>

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PC85A RURAL PRODUCTION ENVIRONMENT		
RPE.1 Rural Production Environment		
RPE.1.2 Objectives		
1. Identify and protect rural land resources for a diverse range of productive rural land use activities.		<i>Support an objective for the protection of rural land resources.</i>
2. Recognise, maintain and where appropriate protect the rural character of the RPE, acknowledging that character is formed through a combination of values such as ecology values, openness, topography and heritage.		<i>Amend to also recognise that rural character is also formed by the rural production activities the environment supports.</i>
3. Avoid adverse effects from rural living land use and development in the RPE.		<i>Support the objective for avoiding adverse effects from rural living land use.</i>
6. Enable a wide range of productive rural land use activities to establish and operate to contribute to the District's economy.		<i>Support an enabling objective for rural production activities.</i>
RPE.1.3. Policies		
2. To manage reverse sensitivity effects by avoiding the establishment of sensitive activities within close proximity to Mineral Extraction Areas, strategic rural industries, intensive farming activities or other activities that are legally established where adverse effects are not contained within site boundaries.		<i>Support the policy to manage reverse sensitivity effects within close proximity to intensive farming activities.</i>
4. To maintain rural amenity, privacy, openness and rural character by ensuring that all new buildings and rural land uses:		<i>Support policy and methods that require sensitive elements to be sited in a location sufficiently set back from site boundaries</i>

<p>a. Are of a scale and character appropriate to the RPE. b. Are sited in a location sufficiently set back from site boundaries to enable privacy, the retention of openness and access to sunlight. c. Avoid ribbon development.</p>		<p><i>to avoid reverse sensitivity issues.</i></p>
<p>6. To avoid subdivision and development in areas required for future urban growth by identifying 'setback buffers' between the RPE and living environments (Living 1, 2 and 3 Environments, Urban Transition Environment, Rural Urban Interface Environment, Rural Living Environment and Rural Village Residential Sub-Environment).</p>		<p><i>Support the policy to identify setback buffers that separate RPE from living environments.</i></p>
<p>7. To protect the distinctive character and amenity values of the RPE including but not limited to: g. Odours, noise and dust typical of rural activities.</p>		<p><i>Support the policy that recognises odour as a distinctive characteristic of the RPE.</i></p>
<p>8. To protect the productive function of the RPE while providing for a range of productive land uses by: a. Not directly regulating outdoor agricultural and horticultural activities, excluding intensive farming. b. Permitting farming and activities ancillary to farming. c. Discouraging commercial and industrial activities and rural living development. d. Requiring larger allotments sizes to retain productive rural options.</p>		<p><i>Support the policy that protects the productive function of the RPE including farming and activities ancillary to farming.</i></p>
<p>10. To avoid the subdivision of land into allotments less than 20ha unless it is demonstrated that: d. The subdivision and subsequent development will not result in</p>		<p><i>Support policy and methods that place limits to subdivision and development in rural areas that could lead to constraints on rural production in terms of accessibility to rural resources and reverse sensitivity.</i></p>

significant adverse effects on the operation and viability of any adjoining farm, forestry or horticultural activity.		
RPE.2 Landuse		
RPE.2.1 Eligibility Rules		
4. Intensive livestock activities that are closer than 250m to the boundary of a separate site containing a sensitive activity are non-complying activities.		<i>The method should only apply to the establishment of new intensive livestock activities and must be supported by the same setback requirement for new sensitive activities locating in proximity to existing intensive livestock activities.</i>
RPE.2.3 Discretionary Activities		
1. Any sensitive activity (excluding non-habitable buildings): d. Within 250m of: i. An existing intensive livestock activity on a separate site. ii. An existing activity ancillary to farming or plantation forestry on a separate site.		<i>To achieve the enabling and protectionist objectives and policies for rural production activities, a sensitive activity within 250m of an existing intensive farming activity should be deemed a Non-Complying Activity.</i>
6. Any activity ancillary to farming or plantation forestry that operates within 250m of an existing sensitive activity on a separate site.		<i>Support the separation of sensitive activities and new ancillary activities to farming that could lead to reverse sensitivity issues.</i>

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PC85D RURAL LIVING ENVIRONMENT		
RLE.1 Rural Living Environment		
RLE.1.3 Objectives		
New objective		<i>Add new objective to recognise the interface of the rural living environment with rural production areas and activities.</i>
RLE.1.3 Policies		
<p>1. To preserve rural character and amenity while enabling rural living development in the RLE and to maintain factors that contribute to rural character including:</p> <p>i. Presence of rural production activities (such as farming, forestry and horticulture), associated effects (such as odour, noise from machinery and livestock and buildings such as barns, greenhouses and silos).</p> <p>7. To manage reverse sensitivity effects by avoiding the establishment of habitable buildings within close proximity to Mineral Extraction Activities and the Rural Production, Business and Strategic Rural Industry Environments.</p>		<i>Support a policy to preserve rural character, preserving the presence of associated effects of farming and recognizing the interface with rural production land and activities</i>

RLE.2.3 Discretionary Activities		
<p>1. Any Sensitive Activity (excluding non-habitable buildings) within:</p> <p>a. 500m of: the Mining Area of a Mineral Extraction Area, a Strategic Rural Industry, or a Business Environment.</p> <p>b. 30m of the Rural Production Environment.</p> <p>c. 100m of an unsealed road.</p> <p>d. 30m of production forestry.</p>		<p><i>To achieve the enabling and protectionist objectives and policies for rural production activities, a sensitive activity within 30m of the Rural Production Zone should be deemed a Non-Complying Activity.</i></p>

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PC86A RURAL (Urban Expansion) Environment		
RUEE.1 Rural (Urban Expansion) Environment		
RUEE.1.3 General Policies		
<p>11. To manage reverse sensitivity effects by avoiding the establishment of habitable buildings within close proximity to Mineral Extraction Areas, Rural Production Environment, rural strategic industries, Business Environments and plantation forestry.</p>		<p><i>Support a policy to manage reverse sensitivity effects by avoiding habitable buildings within close proximity to the RPE and rural strategic industries.</i></p>
<p>New policy</p>		<p><i>Provide policy to address the urban/rural interface at time of future development to guide urban form and development in a manner that recognises and does not compromise adjoining rural production resources or constrain rural production activities.</i></p>

RUEE.2.3 Discretionary Activities		
<p>1. Any sensitive activity (excluding non-habitable buildings):</p> <p>a. Within 500m of:</p> <p>i. The Mining Area of a Mineral Extraction Area.</p> <p>ii. The Strategic Rural Industry Environment.</p> <p>b. Within 30m of:</p> <p>i. The Rural Production Environment.</p> <p>ii. A Business Environment.</p> <p>iii. Plantation forestry (on a separate site).</p>		<p><i>To achieve the enabling and protectionist objectives and policies for rural production activities, a sensitive activity within 30m of the Rural Production Zone should be deemed a Non-Complying Activity.</i></p>