

## 47. Rural 2 Zone

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
	<b>GENERAL</b>		
<b>107.5 A4 Simpson Architects Limited</b>	General	The submitter opposes the zoning of urban areas of the City as Rural 2 Zone. The submitter states that if the land cannot be used for agricultural purposes then it should not be zoned rural.	Rezone Rural 2 zones that are unlikely to be farmed long term to an urban zone i.e. residential, industrial or business.
<b>SECTION 2.41 – ISSUES, OBJECTIVES, POLICIES AND METHODS OF IMPLEMENTATION</b>			
	<b>General</b>		
<b>78.23 Ministry of Education</b>	Objectives and Policies	The submitted notes that there is no Objective or Policy supporting the inclusion of educational activities as permitted	Include a new objective and policy that support the educational activities required to provide for the community living in the Rural 2 Zone
<b>78.26 Ministry of Education</b>	Objective 2 and Policy 4	The submitter suggests that these provisions be amended to ensure any future residential development in the outline development plan areas take into account the effect on education activities in the area	Amend Objective 2 and Policy 4 to ensure that the effect of educational activities is taken into account
	<b>2.41.2 Objectives</b>		
<b>88.50 Federated Farmers</b>	Objective 1	Support in part. The submitter considers that the zone is separated from the Rural 1 Zone specifically to provide for urban growth, and this should be reflected in the Objective.	Amend the wording of the proposed Objective as follows:  “The amenity values of the Rural 2 Zone are maintained <del>and</del> <u>or</u> enhanced <u>while providing for managed urban growth.</u> ”
<b>53.64(b) NZ Transport Agency</b>	Objective 2	The submitter considers this the term ‘urban services’ also includes expansion of the roading network.  The submitter is concerned that no policy has been included to give effect to this objective.	Include a new Policy 20 as follows: “To restrict further intensification of development within the zone where the urban service expansion will be required to service the development.”
<b>65.87 ICC Environmental and Planning</b>	Objective 2	Support subject to amendment of drafting error	“... and only when adequate servicing and infrastructure <u>are</u> is available”

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<b>Services</b>			
	<b>2.41.3 Policies</b>		
<b>88.51 Federated Farmers</b>	Policy 1 – Rural 2 Zone	<p>Support in part. The submitter agrees that 2 ha appears a reasonable area for subdivision in the Rural 2 Zone, however, they suggest that requiring a minimum lot size may be enforcing a subdivision size that is larger than preferred by the landowner or developer, and it is not unreasonable to assume that there may be some subdivisions of less than 2 hectares which result in the rural amenity values being retained or enhanced.</p> <p>The submitter would like to see greater flexibility around this minimum size, ideally through site standards against which each consent can be considered on its individual merits.</p>	<p>Amend the wording of the Policy as proposed:</p> <p>“To create a transition between the rural and urban environments by providing for “lifestyle” properties <del>of a minimum lot size of two hectares</del>, which are self-sufficient in terms of servicing, whilst retaining the rural amenity of the land on the fringe of the urban environment.”</p>
<b>53.67 NZ Transport Agency</b>	Policy 2 – Urban Development	Support.	Retain Policy 2 as proposed.
<b>88.52 Federated Farmers</b>	Policy 2 – Urban Development	Support in part. The submitter considers that the best way to achieve this policy is to develop supportive planning approaches for the urban area, rather than restricting land use decisions in the rural area.	<p>Amend the wording of the Policy as proposed:</p> <p>“To discourage <del>urban incompatible</del> development within the Rural 2 Zone.”</p>
<b>88.53 Federated Farmers</b>	Policy 3 – Historical sections	The submitter agrees that this policy is necessary to ensure that owners of sections which existed prior to the introduction of controls on lot sizes are able to use their land, however, the submitter believes that the date specified should be extended further into the future, ideally closer to the date District Plan is adopted.	<p>Amend the wording of the policy as follows:</p> <p>“To allow a single dwelling on sections which existed with a Certificate of Title issued prior to 30 July 2013 <u>31 August 2014</u> and which can be connected to the Council’s reticulated sewerage system.</p> <p>To allow a single dwelling on sections for which a Certificate of Title was existing, or was approved by way of subdivision consent, on or prior to <del>30 July 2013</del> <u>31 August 2014</u>.”</p>
<b>90.22 H W Richardson</b>	Policy 7 – Noise	Support. The submitter considers it appropriate to recognise that some parts of the rural zone are subject to higher levels of noise and should not	Retain Policy 7

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<b>Group Ltd</b>		be compromised by reverse sensitivity issues	
<b>65.88 ICC Environmental and Planning Services</b>	Policy 11 Lightspill	Support subject to amendment of drafting error as the submitter considers the Council should not be taking responsibility for minimising lightspill	Amend wording: "To <del>minimise</del> <u>prevent nuisance from</u> lightspill"
<b>90.23 H W Richardson Group Ltd</b>	Policy 12 - Wind	Oppose. The submitter considers that the policy should be more balanced and not just focussing on "avoiding" the adverse effects	Amend Policy 12 as follows: "To avoid, <u>remedy or mitigate</u> increasing natural wind effects by land use activities"
<b>15.24 Ballance Agri-Nutrients Ltd</b>	Policy 17 – Hazardous Substances	Supports (in part).  The submitter considers that Policy 17 should provide clear direction that, where the adverse effects associated with the nature and volume of hazardous substances (such as fertiliser) are well-known and can be appropriately managed through alternative legislation, such as HSNO and associated Industry best practice (such as the Fertiliser Group Standards), such activities should be provided for within the Rural 2 Zone.  The submitter further considers that fertiliser storage and use within the Rural 2 Zone should be provided for as a permitted activity where their use and storage is conducted in accordance with the Fertiliser Group Standards and adopted industry best practice.	i. Amend Policy 17 – Hazardous Substances as follows:  'To <u>provide for the use and storage of hazardous substances that are integral to the operation of activities within the Rural 2 Zone, where these are managed in accordance with the requirements under the Hazardous Substances and New Organisms Act 1996 (including the HSNO Fertiliser Group Standards) and are undertaken in accordance with industry best practice.</u> <del>provide for the opportunity to store and use moderate amounts of hazardous substances.</del> '  ii. Any similar amendments to like effect.  iii. Any consequential amendments that stem from the amendment set out above.
<b>88.54 Federated Farmers</b>	Policy 17 – Hazardous Substances	Support.	Adopt the Policy as proposed.
<b>53.68 NZ Transport Agency</b>	Policy 19 – Car parking and vehicle manoeuvring	Support	Retain Policy 19 as proposed.

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	<b>Section 3.39 Rules</b>		
<b>78.25 Ministry of Education</b>	3.39.1	Support	Retain 3.39.1
<b>88.98 Federated Farmers</b>	3.39.1	Support. The submitter considers it is important to ensure that expected activities in the rural area, particularly agriculture, are specifically designated permitted activities.	Adopt the Rule as proposed
<b>88.99 Federated Farmers</b>	3.39.2	Oppose in part. The submitter considers that the activities listed in this rule are compatible with the rural area environment and do not significantly detract from the rural environment or rural amenities. Further, the submitter considers that sustainability of rural amenity is dependent on the economic sustainability of agriculture, and farmers should be afforded the ability to undertake businesses in the rural area without the cost and trouble of a consent application, particularly in the rural transition area where the underlying economic value of primary productive land is often exceeded by the potential economic value of subdivision. The submitter recommends Council include Commercial recreation activities and Visitor Accommodation in the permitted activity rules, with appropriate site standards developed to protect any values.	<ul style="list-style-type: none"> <li>Commercial recreation activities and Visitor Accommodation are provided for as permitted activities in the Rural 2 Zone.</li> <li>Site standards are developed to ensure values associated with the rural area are defined and land users and landowners are informed.</li> </ul>
<b>88.100 Federated Farmers</b>	3.39.10(A)	Oppose in part. The submitter considers that a maximum building height of 10m is unrealistic considering the nature of the agricultural equipment likely to be housed in such buildings, and the land efficiencies and cost-effectiveness of having offices and staff facilities located on a storey above display areas, and the opportunity to build upwards should be allowed in the Rural 1 Zone where this can occur without significant adverse effects.	<p>Amend the wording of the Rule as follows:</p> <p><u>“3.39.10 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:</u></p> <p>(A) Maximum height: 40 <u>15</u> metres.”</p>
<b>65.115 ICC Environmental and Planning Services</b>	3.39.10(B)	Support in part. The submitter considers that the rule requires amendment to ensure that it is consistent with the policies and to protect the amenity values of neighbouring residential properties	<p>Amend 3.39.10(B)</p> <p>Recession Plane: Infogram 4 applies on sites less than one hectare <u>and/or along boundaries adjoining a Residential Zone</u></p>
<b>101.4 NZ Fire Service</b>	3.39.13 – 3.39.18 Fire	Support in part. The submitter supports these provisions in large, but would like to see provision made for unimpeded access for fire service	<p>Amend 3.39.13 by adding the following words:</p> <p>“...reticulated water supply, <u>or the reticulated water</u></p>

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Commission	Safety	<p>appliances to water supplies.</p> <p>The submitter also states that the provisions should apply where the water supplies are inadequate as well as unavailable</p>	<p><u>supply servicing the property is inadequate for fire fighting purposes.”</u></p> <p>Amend 3.39.16 by including a new bullet point: <u>...”(B) It is located so that fire appliances have unimpeded vehicular access, including a minimum width of 4m for an accessway, from the property boundary to the connection point; and...”</u></p> <p>And subsequent renumbering.</p>
<b>ZONING</b>			
65.129 ICC Environmental and Planning Services	Zoning	The submitter considers that the split zoning shown on 290 Bain St should be removed to reflect the property boundaries	Amend Map 17, to remove the split zoning at 290 Bain Street from Rural 1/Rural 2 to replace it with Rural 2