

Appendix 3: Section 32AA assessment

Introduction

- (1) Of the changes I recommend, the large majority are clarifications, corrections, alterations of definitions, or minor changes that do not alter the policy approach of the plan, and so the original section 32 report for the zones largely still applies to these unchanged.
- (2) The remaining changes that will meaningfully affect the plan are assessed below. Where factors in section 32 of the Act are not discussed, I consider that the original section 32 report still applies to that factor.

Interpretation - Definitions

- (3) I recommend amendments to the definitions for:
 - Rural activity,
 - Rural environment, and
 - Urban environment.
- (4) I recommend new definitions for:
 - Cleanfill area,
 - Intensive outdoor primary production,
 - Landfill, and
 - Managed fill.
- (5) The key reasons for the new and amended definitions are to align with definitions used in other legislation, planning documents and professional standards and improve the interpretation of the PDP provisions.
- (6) I consider that these are the more appropriate way to achieve the purpose of the RMA compared to the plan as notified as they will:
 - Improve the effectiveness and efficiency of the District Plan through consistent interpretation of plan provisions, and
 - Provide for a slight improvement in the environmental, economic, social and cultural benefits and reduced costs associated with the provisions in the Rural Zone chapters and through the resource

consenting pathway through a more accurate and prescribed description of activities.

Strategic direction

- (7) I recommend amendments to the urban form and development rural and open space areas strategic direction objective UDSD-08 to include reference to the enhancement and restoration of cultural historic and natural values.
- (8) I consider that this is a more appropriate way to achieve the purpose of the RMA compared to the plan as notified as it would:
- Better enable people and communities to provide for social and cultural benefits by providing for the enhancement and restoration of cultural and historic values. In particular this supports the provisions relating to papakāinga in the General Rural and Rural Lifestyle Zones.
 - Better safeguard the life supporting capacity of ecosystems by supporting enhancement and restoration of natural values. In particular, this supports the provisions for conservation activities in Rural Zone chapters.

Residential activity

- (9) I recommend amendments to standards GRUZ-S1/RLZ-S1 to:
- Provide for additional floor space for residential buildings in the General Rural and Rural Lifestyle Zones.
- (10) I consider that these are the more appropriate way to achieve the purpose of the RMA compared to the plan as notified as:
- They are more effective in providing social benefits associated with greater housing opportunities by providing a slightly larger minor residential unit than provided for in the NES-DMRU.
 - The environmental cost associated with a minor increase in size is minimal.

Intensive primary production and reverse sensitivity

(11) I recommend amendments to objectives, policies and rules GRUZ-O4 (Adverse effects), GRUZ-P3 (Potentially incompatible activities), GRUZ-R4 (Piggeries), RLZ-R4 (Piggeries), GRUZ-R12 (Visitor accommodation), GRUZ-R14 (Intensive indoor Primary Industry) to:

- Include reverse sensitivity in the objectives for managing adverse effects, the policy managing potentially incompatible activities and the rule for visitor accommodation.
- Remove the rule managing piggeries in the General Rural Zone (GRUZ-R4), with piggeries to be managed as intensive indoor and intensive outdoor primary production (GRUZ-R14).
- Include management of intensive outdoor primary production (GRUZ-R14).

(12) I consider that these are the more appropriate way to achieve the purpose of the RMA compared to the plan as notified as they would:

- Provide for more efficient management of reverse sensitivity between potentially incompatible predominant activities and visitor accommodation.
- Provide for economic benefits through more efficient provisions by removing the provisions relating to piggeries GRUZ-R4 and RLZ-R4, whilst retaining the social and environmental benefits through the retaining the rules relating intensive indoor primary production and intensive outdoor primary production.
- Provide for economic, cultural and social benefits by explicitly providing for the consideration of reverse sensitivity when considering potentially incompatible rural predominant activities.

Landfills, cleanfills and solid waste transfer stations.

(13) I recommend amendments to rules GRUZ-R16 (Landfills and cleanfills) and GRUZ-17 (Solid waste transfer stations) to:

- Rename the activities to reflect proposed amendments to definitions in the district plan, including cleanfill area, waste management facility.

(14) I consider that these are the more appropriate way to achieve the purpose of the RMA compared to the plan as notified as they would:

- Improve the consent pathway for waste disposal activities that may have a functional or operational need to operate within the General Rural Zone.
- Not change overall cost benefit assessment of the intent of the provisions managing.
- Provide for more effective assessment of environmental costs on the surrounding areas through the resource consent through a more accurate description of activities, which provides for a better assessment of environmental effects due to a clearer identification of the activity.
- Provide for a more effective consideration of any social costs and benefits of the activity through clear delineation of the activities.

Firefighting

(15) I recommend amendments to objectives, policies, rules and standards GRUZ-O5 (Infrastructure), RLZ-O5 (Infrastructure), GRUZ-P5 (Infrastructure), GRUZ-P5 (Infrastructure), GRUZ-S3 (Setbacks), and RLZ-S3 (Setbacks) to:

- Add a matter of discretion to the setback standards to ensure Council has the ability to consider whether emergency services can safely and efficiently access the site and/or access on-site servicing infrastructure when processing a resource consent application for a breach of the standards, and
- Update provisions to include references to sufficient water storage, in addition to collection.

(16) I consider that these are the more appropriate way to achieve the purpose of the RMA compared to the plan as notified as they would:

- Be more effective and efficient in providing for the economic and social benefits of firefighting onsite where public water supply is not available.

Rezoning

- (17) I recommend rezoning 385 Hebden Crescent, Kelson from Rural Lifestyle Zone to Medium Density Residential Zone.
- (18) I consider that this is a more appropriate way to achieve the purpose of the RMA compared to the plan as notified as it would:
- Provide for an environmental benefit through the assessment of the site as whole and the consideration of any environmental costs through the resource consent process.
 - Result in minimal impacts as the portion of the site being amended is very small.
- (19) I recommend rezoning the 57 Stockdale Street, Wainuiomata.
- (20) I consider that this is a more appropriate way to achieve the purpose of the RMA compared to the plan as notified as it would:
- Result in no additional environmental, economic social, cultural cost.
 - Provides for the social and economic benefit associated with providing for residential infill.
 - Is more effective in giving effect to the objectives in the Dstrategic Direction Chapter, including:
 - USDS-O3 (Urban form),
 - USDS-O4 (Location of urban development), and
 - USDS-O5 (Development Capacity).