



**YOUR PLAN OUR FUTURE**  
 TIMARU DISTRICT PLAN REVIEW

# Evaluation Report

## Rural Zones



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# Executive Summary

This report is an 'evaluation report' prepared in accordance with section 32 of the Resource Management Act 1991 (RMA) in relation to the rural chapters of the Proposed Timaru District Plan.

Section 32 RMA requires an evaluation of the appropriateness of proposed district plan provisions. This includes examining whether the objectives are the most appropriate way to achieve the purpose of the RMA, and then examining the effectiveness and efficiency of the provisions in achieving those objectives. Section 32 assessments are iterative and therefore it should be noted that this report constitutes the initial section 32 assessment. It will be revised in response to submissions on the Proposed District Plan and throughout the rest of the District Plan Review process.

This topic covers the rural areas of that geographically extend from the Southern Alps to the coast. It includes large areas of primary production, but also areas used for rural lifestyle and a number of rural settlements. In general, past and present planning regimes for the rural area have provided a good basis for protection of important natural values. They have also enabled primary production and have maintained an acceptable level of amenity for residents. However, some refinement of these provisions in response to changes in the intensity of rural and non-rural activities is considered to be timely.

The Operative District Plan (ODP) provided the following rural zones:

- Rural 1 – General Rural; Downs and plains
- Rural 2 – High quality land: Downs and plains
- Rural 3 - Coastal
- Rural 4A – Geraldine Downs
- Rural 4B – Blandswood settlement
- Rural 5 – Hill and high country
- Rural Residential (Brookfield Road) zone

Due to the requirements of the National Planning Standards, which Council is required to implement, the Proposed District Plan reduces the rural zones as follows:

- General Rural Zone
- Rural Lifestyle Zone
- Rural Settlement Zone

The coastal environment is now addressed by the Coastal Environment Chapter as a district wide matter, while ecosystems, landscape, natural character and versatile soils are dealt with under the natural environment values heading as district wide matters. As such, the coastal environment and these natural environment values are not addressed in this evaluation report or any of the proposed new rural zones.

This report's assessment of the proposed objectives found that all the proposed objectives were the most appropriate way to achieve the purpose of the RMA. The key issues for each zone and the preferred option to address those issues are summarised below.

## General Rural Zone (GRZ)

Key Issue	Preferred Approach
How the effects of intensive activities on sensitive activities are managed?	Manage the effects of intensive activities by standards.

How sensitive activities, or activities with no functional/operational need to located in the General Rural Zone are managed?	Require consent for activities with no functional/operational need to located in general rural zone.
How mining and quarrying is managed?	Permit low risk small scale quarrying subject to standards and require consent for other mining and quarrying activities.
How activities that support primary production are enabled?	Permit activities that support primary production subject to standards.

## Rural Lifestyle Zone

Key Issue	Preferred Approach
Whether the ODP's approach to enabling rural lifestyle across the district should be retained?	Create a new zone to concentrate rural lifestyle development near or adjoining the townships of Timaru, Temuka, Geraldine and Pleasant Point as identified in the Growth Management Strategy.
How appropriate activities are enabled and how to protect inappropriate activities?	Enable appropriate activities subject to standards and require consent for activities that are likely to be inappropriate.
Whether rural lifestyle development should be integrated with infrastructure and the environment?	Require development in the Rural lifestyle zone to comply with a Development Area Plan to ensure development integrates with the natural environment, infrastructure and the character and qualities of the zone.
Whether there should be a large lot residential zone?	Further research is required to consider this matter.

## Rural Settlement Zone

Key Issue	Preferred Approach
How to enable a range of activities?	Use a range of consent requirements to enable a range of activities (depending on their likely adverse effects) along with standards to manage activities.
Whether servicing should be required?	Require connections to network utility infrastructure where it exists, otherwise require suitable onsite servicing arrangements.

# 1.0 Introduction

## 1.1 Purpose

This report has been prepared in respect of the rural chapters of the Proposed Timaru District Plan.

This report is an 'evaluation report' prepared in accordance with section 32 of the Resource Management Act 1991 (RMA) in relation to the rural chapters of the Proposed Timaru District Plan.

Section 32 RMA requires an evaluation of the appropriateness of proposed district plan provisions. This includes examining whether the objectives are the most appropriate way to achieve the purpose of the RMA, and then examining the effectiveness and efficiency of the provisions in achieving those objectives. Section 32 assessments are iterative and therefore it should be noted that this report constitutes the initial section 32 assessment. It will be revised in response to submissions on the Proposed District Plan and throughout the rest of the District Plan Review process.

## 1.2 General

This topic covers the rural areas of that geographically extend from the Southern Alps to the coast. It includes large areas of primary production, but also includes areas used for rural lifestyle and a number of rural settlements. In general, past and present planning regimes for the rural area have provided a good basis for protection of important natural values as well enabling primary production. They have also maintained an acceptable level of amenity for residents. However, some refinement of these provisions in response to changes in the intensity of rural and non-rural activities is considered to be timely.

## 1.3 Report Scope and format

The main body of this report has been formulated to summarise the section 32 RMA assessment and relevant statutory planning documents and legislation. This format intends to provide a report which is readable for non-practitioners and enable maximum community understanding and engagement, while also allowing practitioners ready access to the relevant detail of the assessment. The remainder of the report has been discursively set as follows:

**Section 2** explains the consultation that has been conducted in relation to this chapter.

**Section 3** identifies and describes the issues that need to be addressed by the rural chapters.

**Section 4** summaries the strategic directions that are relevant to the rural chapters

**Section 5** summaries the relevant statutory matters and planning policy.

**Section 6** comments on the approach to the evaluation

**Section 7** lists the objectives and policies of each zone and provides an evaluation of those objectives.

**Sections 8 to 10** identifies the options to achieve the objectives for the Rural General Zone, Rural Lifestyle Zone and Rural Settlement Zone respectively.

A full copy of the provisions of the Proposed District Plan can be found on Council's e-plan ([timaru.isoplan.co.nz](http://timaru.isoplan.co.nz))

## 1.4 Acronyms

Acronyms used throughout the report include:

- Timaru District Plan Review (DPR);
- Operative Timaru District Plan (ODP);
- Draft District Plan (DDP);

- Proposed District Plan PDP;
- Resource Management Act 1991 (RMA);
- Regional Policy Statement (RPS);

## 2.0 Community / Stakeholder / Iwi Engagement

### 2.1 General

Consultation on the District Plan Review occurred in four major phases as indicated below in Figure 1.

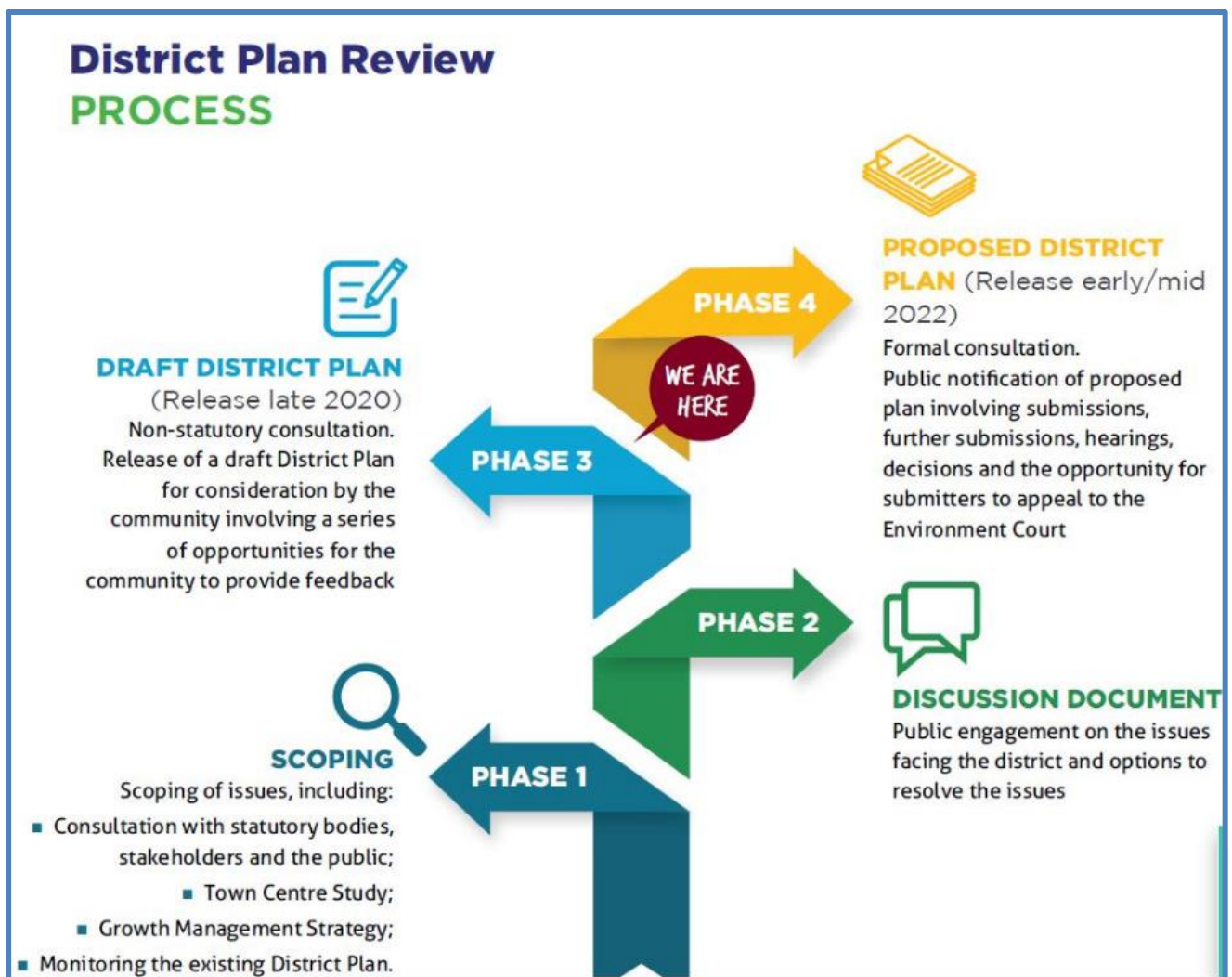


Figure 1 – Phases of the Timaru District Plan Review

### 2.2 Scoping

The scoping phase of the DPR focused on consultation and background research. The consultation focused on issue identification and included consultation with the public, stakeholders, local authorities and government ministers. This phase also included monitoring the effectiveness and efficiency of the ODP.



The scoping phase also included some research, including the District Town Centres Study and the Growth Management Strategy. The latter is relevant to the Rural chapters and is discussed below.

## 2.3 Growth Management Strategy

The Timaru District 2045 Growth Management Strategy (GMS) is a 30 year strategy to manage land use growth. The GMS informs the supply of zoned land provided in the PDP and how it manages growth in existing zoned areas. It addresses urban and rural land use growth in the district, including the growth of residential, rural residential, industrial, commercial and recreational activities. It also informs the Long Term Plan, particularly the provision of infrastructure services. It may also inform the provision of infrastructure by non-Council agencies. The GMS aims to give effect to the Canterbury Regional Policy Statement and the National Policy Statement on Urban Development.

Consultation on the GMS first consisted of public and stakeholder engagement about the major strategic growth options. After this, Council released a Draft GMS that was adopted by the Community boards and endorsed by the South Canterbury District Health Board and Ecan for consultation. After a submission period on the Draft GMS, a hearing was held and a mixed panel consisting of an independent commissioner and Councillors made recommendations on the submissions to Council. It was subsequently adopted by Council as on 22 May 2018.

Of relevance to the rural chapters of the Proposed District Plan is that the GMS seeks to consolidate rural lifestyle development around the districts main settlements. This a major shift from the approach of the ODP that had an entitlement approach that enables rural lifestyle subdivision across the district so long as certain minimum allotments sizes were achieved. The GMS approach to rural lifestyle development seeks to comply with the Canterbury Regional Policy Statement that seeks to limit rural lifestyle development and attached it to urban areas at locations that are capable of integrating with infrastructure. It also seeks to avoid the adverse effects of rural lifestyle development including:

- fragmentation of rural land;
- inefficient use of productive land;
- reverse sensitivity effects;
- demand for urban services;
- traffic generation;
- adverse effects on landscape, water quality and roads;
- undermining the efficiency of urban settlements.

The GMS contains several Directives regarding rural areas that are set out below:

*“Rural 1: Provide for greater definition between rural and urban environments, with increased protection for rural productive purposes, character and amenity.*

*Rural 2: Limit opportunities for rural living opportunities, except as provided for through rural residential areas or as related to productive rural uses (farm residents and workers dwellings).*

*Rural 3: Recognise and provide for values associated with: productive rural land; outstanding natural landscapes, features, wetlands and rivers; sites of ecological significance; and rural character and amenity.*

*Rural 4: Provide for rural based tourism, recreation and employment where dependent or reliant on a rural location, as subject to constraints as to maintaining rural productive capacity, character and amenity.*

*Rural 5: Recognise and provide for the working nature of rural environments, and avoid reverse sensitivity effects on productive rural uses.*

*Rural 6: Recognise and provide infrastructure networks that are dependent on a rural location or route.”*

The following Directive regarding residential development is also relevant stating:

*“ Residential 1: Provide for housing development necessary to meet the future housing demand of the District and reinforce compact urban forms through:*

*– consolidating the existing urban settlements of Timaru, Temuka, Geraldine and Pleasant Point,*

*– limiting rural residential developments :*

- *to identified locations; and*
  - *in a way and at a rate that is subservient to consolidating existing settlements through intensification and greenfield residential opportunities; and*
- providing opportunities for intensification in areas in close proximity to the Timaru and Geraldine town centres.”*

## 2.4 Discussion documents

The next phase of the DPR was the discussion document phase. This phase sought public and stakeholder engagement on a series of discussion documents that stated the resource management issues identified through the scoping phase and sought feedback on the options to address those issues. Oversight of the discussion documents was provided by a Council technical working group consisting of planning staff, infrastructure staff, consultants and staff from ECan.

The Discussion Documents were made available to the public and their comment sought. A series of workshops were then held with Council to agree an initial direction in response to the comments received on the discussion documents. This report is available on Council’s website at [https://www.timaru.govt.nz/\\_data/assets/pdf\\_file/0005/144194/1070351-Booklet-District-Plan-Review-Discussion-Document-Community-Feedback-Summary-and-Initial-Committee-Direction-Web.pdf](https://www.timaru.govt.nz/_data/assets/pdf_file/0005/144194/1070351-Booklet-District-Plan-Review-Discussion-Document-Community-Feedback-Summary-and-Initial-Committee-Direction-Web.pdf)

Due to the range of values, landforms and issues within the rural area, matters relevant to the rural area were considered in a number of the Discussion Documents.

A summary of the options considered in these Discussion Documents and the feedback on these is set out below:

Rural Residential – Topic 13	Retain status quo of the dispersed “rural living approach” including specific zones for the Rural 4A Zone (Geraldine Downs) and the Rural Residential (Brookfield Road) zone? Should the Plan provide a structured approach to the provision of rural residential opportunities? How should the amenity and characteristics of a rural residential zone be managed? Whether infrastructure should be provided in some circumstances where it is reasonable to do so or funded by residents? (additional issue identified)
Soils, Mineral and Earthworks – Topic 7	Do higher quality soils need to be specifically protected and if so, how? There was general agreement that the high quality soils should be protected for food production.
Rural Zones – Topic 12	Should the Plan specifically control intensive rural activities? Should there be new rules, including financial contributions, requiring consent for activities that are likely to damage roads?

## 2.5 Consultation with Takata whenua

As part of the scoping phase of the DPR, Te Runanga o Ngai Tahu was consulted. Their response was to request that Council engage with Te Runanga o Arowhenua on the DPR. Accordingly, Council engaged with Te Runanga o Arowhenua from the scoping phase. Te Runanga o Arowhenua were consulted and did actively participate in the development of the discussion document on takata whenua.

The issues relating to takata whenua values raised in the discussion document included:

*“(1) Integration of takata whenua values throughout the District Plan and the involvement of takata whenua in the plan development process.*

*(2) Approaches to papakāinga housing or kāinga nohoanga zones, Māori community development and marae development.*

*(3) To what extent there should be mapping, objectives, policies and rules to apply to and manage areas of particular interest e.g. cultural landscapes, statutory acknowledgement areas, specific cultural sites, rock art sites, wāhi tapu, wāhi taonga, mahinga kai and which can include kāinga nohoanga / papakāinga areas as well as urupā and archaeological sites, etc.*

*(4) To what extent there should be controls over specific areas or resources to recognise takata whenua values e.g. waterways, springs, wetlands, significant ecological areas, natural landscapes.”*

Subsequent to the release of the Discussion Documents, Te Runanga o Arowhenua created its own planning consultancy to manage its resource management matters called ‘Aoraki Environmental Consultants Ltd (AECL).

With regard to the release of the rural Discussion Document, AECL advised that their expectations for Rural Zones are:

- Need to consider the relationship between the rural zone and other sections, overlays, for example Earthworks.
- If the Rural zone is to include precincts/placemaking/design guidelines, particularly around areas of significance to mana whenua or place making opportunities that reflect manawhenua in the landscape then we would like to be involved with that.

The lack of integration of the various component parts of the OPDP is recognised as being an issue. This has been addressed in the Proposed District Plan that integrates sections and overlays in accordance with the National Planning Standards.

With regard to providing for the significance of mana whenua in place-making, precincts and the like, this is expected to be most relevant in creating new rural residential zones adjoining existing residential areas.

## 2.6 Draft District Plan

Subsequent to Council providing their initial direction on the discussion documents, work on the drafting of the DDP commenced. This work started with a draft evaluation report (under s.32 RMA) being provided to Council’s Technical Working Group.

The role of Council’s Technical Working Group in respect of the DDP was to agree the provisions that were to be workshopped with Council. Membership of the group was expanded and included staff members from AECL, Ecan and Timaru District Council’s planning Unit and Infrastructure Group.

The DDP was released for public comment in October 2020. A number of submissions were received in relation to the rural chapters of the DDP. These submissions are summarised below.

### *General Rural Zone*

- Workers accommodation, seasonal workers accommodation, crop support structures artificial crop protection structures, pig and poultry farming should be enabled.
- The disposal of infected material under the Biosecurity Act 1993 needs to be enabled.
- Primary production needs to be protected from reverse sensitivity.
- The focus of the GRZ should be to enable primary production and intensive primary production in accordance with the NPS.
- Existing use rights cannot be relied up to safeguard continuance of existing farms
- There is too much emphasis on maintenance of rural character and rural amenity.
- Farm quarries should be enabled and the earthwork thresholds are too low.
- The term farming should be revised and instead use of the term Primary Production. The term Intensively farmed stock should be replaced with the term Intensive Primary Production.
- Topdressing needs to be provided for.
- Undefined or unclear terms need to be addressed.
- Setbacks need revising.
- There is some cases of jurisdiction overstepping.
- Thresholds need to be proportionate to the adverse effect they intend to address.

### *Rural Lifestyle Zone*

- Infrastructure should be required to services these areas.
- Firefighting water supply should be required.
- Emergency service facilities should be provided for as restricted discretionary activities.
- The District Plan should refer to the New Zealand Fire Service Firefighting Water Supplies Code of Practice.
- A number of submissions on the extent of the zone were received.
- The Zone would be better as Large Lot Residential.
- Cottage industries such as sheep and goat milk would be non-complying, restricted discretionary/discretionary would be more appropriate.
- The RLZ is more permissive than the GRUZ, in relation to outdoor pig farming.
- Within the RLZ subdivision should be more on a discretionary basis.
- Oppose that there is not enough protection for the amenity, character and qualities of existing residences on Pages Road
- Building platforms need to be identified at subdivision stage.
- The rules applying to Brookfield Road should be applied to the entire RLZ.

- The rules should specifically protect the residential amenity of Pages Road.
- A number of submissions in relation to the standards were made.

### *Responding to submissions*

The chapter lead reviewed and responded to each submission point and made recommendations to Council's Technical Working Group regarding the provisions.

## 2.6.3 Rural Stakeholder Group

Subsequent to the release of the Draft District Plan, a rural stakeholder was formed with the following parties:

- Poultry Industry Association of New Zealand
- New Zealand Pork Industry Board
- Federated Farmers
- Beef and Lamb New Zealand
- Horticultural New Zealand
- Environment Canterbury

The purpose of this group was to provide detailed comment on the DDP rural chapter. Three stakeholder group meetings were held and separate meetings were held with NZ Pork and Horticulture NZ.

A final version of the chapter was then workshopped with Council's Environmental Services Committee.

## 3.0 Issue Identification

This section of the report identifies and describes the key resource management issues that arise with the rural chapters of the District Plan.

### 3.1 Rationalisation of rural zones

The RMA requires the adoption of the zoning framework and district plan structure specified in the National Planning Standards (NPS). The Standards state that the number/type of rural zones to be established in any District Plan is limited to four being General Rural, Rural Production, Rural Lifestyle and Settlement zones.

The four residential zones in the NPS are:

- General Rural – areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.
- Rural Production - areas used predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.
- Rural Lifestyle – areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural and Rural production zones, while still enabling primary production to occur.

- Settlement – areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.

The NPS includes small settlements within the Rural section of the Plan rather than in the Residential section.

The seven existing Rural zones in the Timaru District Plan are:

- Rural 1 – General Rural; Downs and plains – excludes Class 1 and 11 soils
- Rural 2 – High quality land: Downs and plains – includes Class 1 and 11
- Rural 3 - Coastal
- Rural 4A – Geraldine Downs with three subzones – rural residential, rural lifestyle and rural production.
- Rural 4B – Blandswood settlement
- Rural 5 – Hill and high country
- Rural Residential (Brookfield Road) zone – Brookfield Road adjoining Centennial Park

In addition there are existing Residential 3 Township zones covering Seadown, Cave, Orari, Pareora, Winchester, Peel Forest and Woodbury. This zoning is used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas. It is proposed that these settlements will be rezoned Settlement zone and will sit within the Rural Section of the Proposed District Plan.

There is a need to rationalise the existing zonings to make them work with the new rural zones mandated by the NPS. However, options are limited as the NPS is restrictive in terms of what zones it provides and how and where certain matters need to be dealt with. For instance, district wide matters relating to the natural environment have to be dealt with under the natural environment section. With the restrictions of the NPS in mind, the only real questions are:

- To include a rural production zone or not;
- To include a large residential zone or not.

In terms of the rural production zone, the need for such a zone has not been identified through the issue identification with stakeholders and other consultees nor has it been requested in feedback on the DDP. This zone is not considered further. However, the Large Lot Residential Zone has been requested during consultation on the DDP and is therefore a relevant consideration.

## 3.2 Protection of high quality soil

Since the start of this DPR, central government have released a Discussion Document proposing a new national policy statement on protection of “highly versatile land” primarily to keep this land available for production, and in particular, food production.

The ODP and its predecessors protected highly versatile soils by including the land containing Class I and II soils in a specific zone. This is the Rural 2 zone in the ODP and restricts non-rural uses and intensive farming uses which do not rely on the productive soils.

Although this matter is related to the Rural zones, it is dealt with the versatile soils chapter.

### 3.3 Greater management of intensive rural activities

The ODP (2005) was developed when farming within the Timaru District generally involved sheep and cattle and/or cropping. Stocking levels were lower and there were fewer inputs in terms of providing feed, collecting produce, machinery and labour. Key observations within the District note with the more recent expansions of irrigation and other changes to farming practices, there has been a significant increase in the intensity of farming with increased stocking rates, crop yields, and the emergence of a greater number of dairy farms. Nationwide, associated off-site impacts of more intensive farming are becoming increasingly difficult to manage. Those effects within Council's statutory remit include:

- Greater use of roads for cartage and herding of animals
- Impact of large buildings, including dairy sheds, close to roads or neighbouring properties with associated noise, odour, visual, lighting and traffic generation effects
- Noise impacts from anti frost devices
- Loss of biodiversity and visual amenity with loss of shelter planting and trees and vegetation generally
- Change in rural character and amenity with increases in the number and size of buildings and crop protection structures.

Uses such as quarrying, mining and forestry also create noise, dust and vibration and can create intense periods of heavy traffic, which can at times damage roads and impact upon amenity of road users and communities affected. These effects can result in complaints from neighbours and other landowners and road users creating pressure to modify or even cease operations. The impacts on the natural environment are matters generally controlled through regional rules.

Currently the ODP does not control most of these activities, rather they are permitted with few standards. The exception is for factory farming (generally indoor) which requires consent due to the intensity of these operations. To date there has been reluctance to control farming activities in district plans. This reluctance can be attributed to a number of factors, including perhaps on the importance of dairy farming, in particular, to the local economy.

The Regional Plan deals with some adverse effects of intensive primary production. For instance, discharges to land, water and air. Odour affects are also addressed.

Options for a district plan to address these issues, other than the status quo are to:

- Amend the rules to require resource consent for intensive primary production to enable assessment and management of the adverse effects of these activities
- Include trigger limits beyond which consent is required through the introduction of standards addressing particular adverse effects of these activities.

### 3.4 Rural- residential/lifestyle provision

Rural-residential development, commonly with a lot size between 5000m<sup>2</sup> and 2ha, with a rural outlook and providing for a rural lifestyle, has developed throughout the District. Under the ODP and its predecessors, this has largely occurred on an ad-hoc basis resulting in "poppy seed" development throughout the rural area. This type of development has, in turn, created expectations from some landowners that the Council will provide connections to public infrastructure services, such as water and sewerage and sealed roads. This approach potentially results in inefficient expansion of services designed to serve more dense urban development areas.

Other issues with this ad hoc form of rural residential are impacts on productive rural land use, managing conflicts between lawfully established productive use and generation of unsustainable vehicle movements

and uncertainty as to where additional service demands will come from. The largest concentration of rural residential development is near Timaru, then Temuka, Geraldine and Pleasant Point.

Options to address this problem are to:

- retaining the status quo with a continuation of the dispersed “rural living approach” including specific zones for the Rural 4A Zone (Geraldine Downs) and the Rural Residential (Brookfield Road) zone
- Create a concentrated approach providing for rural residential development within zoned areas near or adjoining the townships of Timaru, Temuka, Geraldine and Pleasant Point as identified in the Growth Management Strategy.

### 3.6 Settlements

The smaller settlements throughout the rural areas of the district vary considerably in size, character, their location in relation natural areas, natural hazard risk, and their remoteness. The settlements under consideration are Cave, Pareora, Seadown, Ōrāri, Winchester, Peel Forest, Blandswood and Woodbury. There is no indication that there is an increased demand for people to live in these settlements however, it is considered appropriate to review the District Plan provisions relating to them.

One issue associated with the settlements is how to encourage a range of activities to these settlements so that they remain viable communities while retaining their character. The other matter to be addressed is the lack of reticulated sewerage in some of the settlements which will impact upon development potential and has the potential to impact on water quality, where water is not reticulated. This is obviously a matter where a joint approach with Environment Canterbury is appropriate.

## 4.0 Draft District Plan Strategic directions

A series of Strategic Directions have been developed for the DDP from the Growth Management Strategy 2045, Council’s Infrastructure Strategy (2018) and the Canterbury Regional Policy Statement (CRPS). The DDP Strategic Directions relevant to Rural Zones and provisions are as follows:

#### *SD-09. Rural Areas*

- i A range of primarily rural productive opportunities is enabled in the rural environment to recognise and sustain the significant contribution the rural economy makes to the district , and*
- ii The character, qualities and amenity values of rural areas are identified and maintained*

**Comment:** This direction is a high level one making explicit the importance of rural productive activities to the District’s economy and therefore the need to provide for these activities within the zoning regime. Alongside this is the recognition of the various values found in the rural area. These values are not identified in the direction but are known to include landscape, biodiversity and natural character elements all of which are subject to specific district- wide policies and provisions, rather than directly managed in the Rural zones.

#### *SD-01. Residential areas and activities*

- ii Limited rural residential opportunities are provided where they concentrate, and are attached to existing urban areas, achieve a coordinated pattern of development and are capable of efficiently connecting to reticulated network sewer and water infrastructure.*
- iii limited residential opportunities are maintained in existing rural settlements, subject to adequate servicing.*

**Comment:** This Direction is based on specific research and assessment undertaken as part of the Growth Management Strategy. Its basis is the need to prevent further sporadic rural lifestyle/residential



development in rural zone. Rather than just removing the ability to have rural living lots in the general rural area, this policy “front foots” the issue by providing for the same type of development but in concentrated form near or adjoining townships with the view to houses having reticulated services. This provides the potential for coordinated development which can be efficiently serviced. . The Growth Management Strategy identified 9 potential areas for the rural residential development near or adjoining Timaru (3), Temuka (2), Geraldine (3) and Pleasant Point (1).

## 5.0 Statutory and Planning Context

### 5.1 National Policy Statements and Standards

There are no national requirements that place specific requirements on local authorities in relation the rural topic. There is a Discussion Document dated September 2019 relating to a proposed National Policy Statement on protection of highly versatile land which is relevant but which has no statutory weight at this stage.

Other more general but relevant national documents include:

National Planning Standards

As outlined in Section 3.1 of this report, the National Planning Standards provide a prescribed set of rural zones. This approach will not be repeated here.

National Policy Statement on Urban Development (2020)

While this NPS specifically relates to urban environments and the need for ensuring there is enough development capacity , it does provide some impetus for all councils to ensure they have enough land to service any anticipated growth. This therefore has relevance to the future development area, which ensures sufficient land is provided for future growth

Further, along with providing for growth, the relevant objectives and policies place a requirement on Councils to provide for housing choice, through providing for a variety of homes that meet the needs in terms of price, type, location and different households. This is applicable to rural lifestyle zone in that it provides another type of housing choice for the community.

### 5.2 Regional Policy Statements and Plans

The Canterbury Regional Policy Statement requires Council’s to take a more coordinated and restrictive approach to rural residential development. The RPS, states that rural residential development is not to be used as means of meeting the District’s wider growth needs, instead this shall be met within urban areas. Locations for any rural residential development are to be primarily in a form that concentrates or is attached to existing urban areas. The RPS is therefore directing territorial authorities to not provide for ad hoc rural residential development throughout rural zones. This identifies that rural residential activities should be provided for only by way of a zoned (or similar) response.

### 5.3 District Strategies

There are a number of strategic documents of the Timaru District Council that are relevant t to the form and content of the rural zones.

<p><b>Timaru District 2045 Growth Management Strategy</b></p>	<p>Sets the direction for 30 years of planning for growth in Timaru District.</p>	<p>Within the rural area a range of primarily rural productive opportunities are to be enabled recognising the significant contribution they make to the rural economy The character, qualities and amenity values of rural</p>
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		<p>areas are to be identified and maintained</p> <p>This strategy provides strong direction on the desired settlement patterns of the district to provide for future anticipated growth. This settlement pattern provides for limited rural residential development in a concentrated form near or adjoining Timaru, Temuka, Pleasant Point and Geraldine</p>
<b>Infrastructure Strategy 2018-2068</b>	Sets out the priorities for waste minimisation, land transport and Water Supply, Stormwater & sewer.	Any rural residential zoning needs to be carefully located to enable the efficient reticulation of services, in particular water and sewerage.

## 6.0 Approach to Evaluation

### 6.1 Scale and significance of proposals

The level of detail undertaken for the evaluation of the proposed provisions has been determined by an assessment of the scale and significance of the environmental, social, economic and cultural effects of implementing the provisions. The scale and significance of the proposed provisions of the rural chapters is considered below.

	Low	Moderate	High	Comment
Degree of change from ODP		X		Enabling intensive primary production and addressing reverse sensitivity are the biggest changes
Effects of matters of national importance (s. 6 RMA)	X			Mostly dealt with by other chapters
Scale of effects (geographical area)			X	A large part of the district is zoned rural
Scale of effects on people (single, multiple landowners, neighbour)		X		New setbacks potentially could effect a number of people
Scale of effects on those with particular interests e.g. takata whenua	X			Mostly dealt with by other chapters
Degree of policy risk (Is it giving effect to higher order documents, or comment practice)	X			Few higher order documents relevant
Likelihood of increased costs on individuals,	X			The provisions generally are enabling

businesses communities	or			
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Based on the above assessment, overall the proposed provisions will generally have a moderate scale and significance. This is does vary, with some provisions having an impact across the district, and with other provisions having limited impact.

## 6.2 Choice of Evaluation Method

In general, it is difficult, if not impossible in some cases, to accurately and efficiently quantify the cost and benefits of the environmental, social, economic and culture effects of implementing the provisions. As such, a qualitative assessment is undertaken using a table format. The objectives are first elevated in terms of the extent to which they are the most appropriate way to achieve the purpose of the RMA. The provisions are then evaluated in terms of the extent to which they are the most appropriate way to achieve the objectives.

A comment is provided in respect of the costs and benefits of each environmental, social, economic and culture effect. A generic rating is also provided being either LOW, MEDIUM, or HIGH. An overall comment is provided in respect of the efficiency and effectiveness of the provisions and finally the overall appropriateness of the provisions.

The Timaru District 2045 Growth Management Strategy has undertaken a detailed assessment of a large number of possible sites for the new Rural lifestyle zones. This involved a weighted multi-criteria analysis. The criteria were developed from the Regional Policy Statement. Each site was scored using expert input where appropriate.

## 7.0 Evaluation of the Proposed Objectives

### 7.1 The Proposed Objectives

The objectives drafted to respond to the identified issues are as follows:

#### GRUZ – General Rural Zone objectives

Objectives	
<b>GRUZ-O1</b>	<b>Purpose of the General Rural Zone</b>
The General rural zone predominantly provides for primary production, including intensive primary production, as well as a limited range of activities that support primary production, including associated rural industry, and other activities that require a rural location.	
<b>GRUZ-O2</b>	<b>Character and qualities of the General Rural Zone</b>
The character and qualities of the General rural zone comprise: <ol style="list-style-type: none"> <li>1. large allotments with large areas of open space around buildings; and</li> <li>2. A working environment of mostly utilitarian buildings and structures where primary production generates noise, odour, light overspill and traffic, often on a cyclic and seasonable basis; and</li> <li>3. higher levels of amenity immediately around sensitive activities and zone boundaries; and</li> <li>4. vegetation, pasture, crops and forestry and livestock across a range of landscapes.</li> </ol>	
<b>GRUZ-O3</b>	<b>Protecting Primary Production</b>

The land resource of the General rural zone is not diminished by activities with no functional or operational need to locate in the General rural zone, and primary production is protected from sensitive activities.

**GRUZ-04      Protection of sensitive activities and zone boundaries**

Intensive primary production, mining, quarrying and other intensive activities generates no or minimal adverse effects on:

1. sensitive activities; and
2. land close to Residential, Rural settlement, Māori Purpose and Open space zones.

**GRUZ-05      Mining and quarrying**

Mining and quarrying occurs in the General rural zone where the resource exists and where compatible with the environment and sensitive activities.

**GRUZ-06      Conservation activities**

A range of conservation activities occur in the General rural zone.

## RLZ – Rural Lifestyle zone

**Objectives**

**RLZ-01      Purpose of the Rural Lifestyle Zone**

The Rural lifestyle zone provides for areas adjoining Timaru, Temuka, Geraldine and Pleasant Point used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural zone, while enabling compatible primary production to occur.

**RLZ-02      Character and qualities of the Rural Lifestyle Zone**

The character and qualities of the Rural lifestyle zone comprise:

1. natural character and openness; and
2. residential buildings, trees and landscaping that integrate with the natural and rural character of the area; and
3. a high level of amenity, outlook, access to sunlight and environmental quality; and
4. a pastoral landscape and the presence of compatible primary production.

**RLZ-03      Protection from inappropriate activities**

Activities that have significant potential adverse effects on the environment do not occur in the Rural lifestyle zone.

**RLZ-04      Compatible and complimentary activities**

A range of compatible and complimentary commercial, community, health and emergency activities occur in the Rural lifestyle zone.

**RLZ-05      Integrated Development**

Rural lifestyle development is integrated with the environment and appropriate infrastructure.

## SETZ – Settlement Zone

Objectives	
<b>SETZ-O1</b>	<b>Purpose of the Settlement Zone</b>
Small settlements are used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas.	
<b>SETZ-O2</b>	<b>Character and qualities of the Settlement Zone</b>
<p>The character and qualities of the Settlement zone comprise:</p> <ol style="list-style-type: none"> <li>1. small, low density rural settlements that have a mixture of activities including residential, commercial, community, light industrial and home business; and</li> <li>2. a range of amenity levels in different settlement; and</li> <li>3. openness, trees, landscaping, access to sunlight; and</li> <li>4. small number of grazing animals.</li> </ol>	
<b>SETZ-O3</b>	<b>Servicing in the Settlement Zone</b>
<p>Use and development in the Settlement zone:</p> <ol style="list-style-type: none"> <li>1. is serviced by on-site sewage, greywater, trade waste and stormwater treatment and disposal that does not compromise water supplies or the character and qualities of the zone; and</li> <li>2. does not place pressure on existing network infrastructure, or create demand for new or upgraded network infrastructure.</li> </ol>	

## 7.2 Evaluation of Objectives

The draft objectives for the General rural zone (GRUZ), Rural lifestyle zone (RLZ) and Settlement zone (SETZ) listed in section 2.4 are discussed in the comments below. The draft objectives are assessed on a scale of: ‘achieve’, ‘neutral’, ‘uncertain’, and ‘fails to achieve’ as an evaluation of necessity/effectiveness in achieving the purpose of the Act and in addressing the issues identified 1.3 and assessed in section 2.1.

### 7.2.1 GENERAL RURAL ZONE OBJECTIVES

<b>GRUZ-O1 - Purpose of General Rural Zone</b>
The General Rural Zone predominantly provides for primary production, including intensive primary production, as well as a limited range of activities that support primary production, including associated rural industry, and other activities that require a rural location.
General intent:
This objective establishes the purpose of the zone and the activities it primarily provides for.
Other relevant objectives in the Plan:
All the other objectives are related to this overarching objective.
Evaluation:
Relevance: The objective setups up a zone for the rural areas of the district. It enables the use of natural and

physical resources within rural areas to provide for the economic wellbeing of residents and therefore aligns with section 5, Part II of the RMA.
Usefulness: The objective will guide decision-making by making it clear the role and function of the zone.
Reasonableness: The objective will have a large positive impact on individuals, business and the wider community by providing a specific area for primary production and associated activities.
Achievability: The objective can be achieved through district plan rules that enable primary production and associated activities.
<b>GRUZ-O2 - Character and Qualities of the General Rural Zone</b> The character and qualities of the General rural zone comprise: <ol style="list-style-type: none"> <li>1. large allotments with large areas of open space around buildings; and</li> <li>2. A working environment of mostly utilitarian buildings and structures where primary production generates noise, odour, light overspill and traffic, often on a cyclic and seasonable basis; and</li> <li>3. higher levels of amenity immediately around sensitive activities and zone boundaries; and</li> <li>4. vegetation, pasture, crops and forestry and livestock across a range of landscapes.</li> </ol>
General intent:
To define the character and qualities of the zone and the effects anticipated.
Other relevant objectives in the Plan:
GRUZ-O3 is relevant which seeks to protect from primary production inappropriate and sensitive activities.
Evaluation:
Relevance: The objectives addresses character, amenity and environmental quality issues. The following sections of Part II RMA are relevant: Section 5(2)(c) avoid, remedying or mitigating adverse effects on the environment Section 7(b) the efficient use and development of natural and physical resources Section 7(c) the maintenance and enhancement of amenity values Section 7(f) maintenance and enhancement of the quality of the environment
Usefulness: The objective will inform the zone’s activities and standards and the assessment of resource consent applications. It provides clarity as to what is expected in the zone.
Reasonableness: Individuals and businesses on properties in the rural zone will be affected by the objective that will enable primary production and associated activities to have effects on the character and quality of the environment. These effect are however, somewhat limited as the area immediately around sensitive activities and zone boundaries will have a higher level of amenity. The protection of sensitive activities and zone boundaries is considered appropriate to protect the amenity and investment in these properties.
Achievability: The objective can be achieved through district plan rules and standards.
<b>GRUZ-O3 – Protecting Primary Production</b> The land resource of the General Rural Zone is not diminished by activities with no functional or operational need to locate in the General rural zone, and primary production is protected from sensitive activities.
General intent:

To ensure the efficient operation of the zone by ensuring sensitive activities, or activities with no function/operational need cannot locate there.
Other relevant objectives in the Plan:
GRUZ-O1 and GRUZ-O4
Evaluation:
<p>Relevance:</p> <ul style="list-style-type: none"> <li>• The need to protect primary production from sensitive activities.</li> <li>• Section 5(2) and section 5(2)(a) RMA the need to enable the use, development and protection of natural and physical resources to enable people and communities to provide for their economic wellbeing and sustain the potential of those resources to meet the reasonably foreseeable needs of future generations.</li> <li>• Section 7(b) RMA The efficient use and development of natural and physical resources</li> <li>• Section 7(g) RMA the finite characteristics of natural and physical resources.</li> </ul>
Usefulness: It provides clear direction to decision makers regarding how the zone should operate (primary production to be protected and activities with no function/operational need should not allowed).
Reasonableness: The objective is designed to create the positive outcome that primary production can occur efficiently. However, it will negatively affect non-primary production activities. However, these activities are provided for in other zones. Note, some sensitive activities (residential) are permitted, but subject to setback requirements from intensive primary production.
Achievability: The objective can be achieved through district plan rules and standards.
<p><b>GRUZ-O4 - Protection of sensitive activities and zone boundaries</b></p> <p>Intensive primary production, mining, quarrying and other intensive activities generates no or minimal adverse effects on:</p> <ol style="list-style-type: none"> <li>1. sensitive activities; and</li> <li>2. land close to Residential, Rural settlement, Māori Purpose and Open space zones.</li> </ol>
General intent:
Sensitive activities and zones are protected from the adverse effects of intensive rural activities.
Other relevant objectives in the Plan:
GRUZ-O1, GRUZ-O2, GRUZ-O3, GRUS-O5
Evaluation:
<p>Relevance:</p> <ul style="list-style-type: none"> <li>• The need to protect sensitive activities and zones from the adverse effects from intensive rural activities</li> <li>• Section 5(2)(c) avoiding, remedying or mitigating any adverse effects of activities on the environment</li> <li>• Section 6(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga</li> <li>• Section 7(c) the maintenance and enhancement of amenity values</li> <li>• Section 7(f) maintenance and enhancement of the quality of the environment</li> </ul>

Usefulness: The objective will make it clear that sensitive activities and zones need to be protected.
Reasonableness: Sensitive activities and zones will have their amenity protected. Intensive activities will need to be well separated from sensitive activities.
Achievability: The objective can be achieved with setback standards.
<b>GRUZ-O5 - Mining and quarrying</b> Mining and quarrying occurs in the General Rural Zone where the resource exists and where compatible with the environment and sensitive activities.
General intent:
To enable mining and quarrying where it is appropriate and the where the resource is found.
Other relevant objectives in the Plan:
GRUZ-O1, GRUZ-O2, GRUZ-O3, GRUZ-O4
Evaluation:
Relevance: <ul style="list-style-type: none"> <li>• The need to enable mining and quarrying as an essential industry, but where compatible with the environment</li> <li>• Section 5(2) and section 5(2)(a) RMA the need to enable the use, development and protection of natural and physical resources to enable people and communities to provide for their economic wellbeing and sustain the potential of those resources to meet the reasonably foreseeable needs of future generations.</li> <li>• Section 5(2)(c) avoiding, remedying or mitigating any adverse effects of activities on the environment</li> <li>• Section 7(c) the maintenance and enhancement of amenity values</li> <li>• Section 7(f) maintenance and enhancement of the quality of the environment</li> <li>• Section 7(b) RMA The efficient use and development of natural and physical resources</li> <li>• Section 7(g) RMA The finite characteristics of natural and physical resources.</li> </ul>
Usefulness: The objective will guide decision-making be ensuring it can occur in the zone at appropriate locations.
Reasonableness: Positive economic benefits will arise from enabling quarrying and mining. Consent requirements and standards will ensure effects on the environment and sensitive activities are minimised.
Achievability: Quarrying and mining can be enabled by district plan rules and appropriately located via consent rules or standards.
<b>GRUZ-O6 - Conservation activities</b> A range of conservation activities occur in the General Rural Zone.
General intent:
To enable conservation activities.
Other relevant objectives in the Plan:
GRUZ-O1 & GRUZ-O2
Evaluation:
Relevance:



<ul style="list-style-type: none"> <li>• The need to enable conservation activities.</li> <li>• Section 5(2) enabling the protection of natural and physical resources</li> <li>• Section 5(2)(b) safeguarding the life supporting capacity of water, soil and ecosystems</li> <li>• Section 5(2)(c) avoiding, remedying or mitigating adverse effects of activities on the environment</li> <li>• Section 6(a) and 6(c) preservation of natural character and the protection of significant natural areas</li> <li>• Sections 7(a), 7(c), 7(d), 7(f), 7(h)</li> </ul>
Usefulness: The objective will guide decision-making by making it clear that conservation activities should be enabled.
Reasonableness: Positive effects on individuals, businesses or the wider community involved in conservation activities.
Achievability: The objective can be achieved by district plan rules that enable conservation activities.

## 7.2.2 RURAL LIFESTYLE ZONE OBJECTIVES

<p><b>RLS-01 - Purpose of the Rural Lifestyle Zone</b></p> <p>The Rural Lifestyle Zone provides for areas adjoining Timaru, Temuka, Geraldine and Pleasant Point used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural zone, while enabling compatible primary production to occur.</p>
General intent:
This objectives establishes the purpose of the zone and the activities it primarily provides for.
Other relevant objectives in the Plan:
RLS-O2 to RLS-O5
Evaluation:
Relevance: The objective setups up a zone for the rural lifestyle areas of the district. It enables the natural and physical resources of these areas of the district to be utilised to provide for the economic, social and cultural wellbeing of residents and therefore aligns with section 5, Part II of the RMA.
Usefulness: The objective will guide decision-making by making it clear the role and function of the zone.
Reasonableness: The objective will have a large positive impact on individuals by providing a specific area for rural lifestyle activities.
Achievability: The objective can be achieved through district plan rules that enable rural lifestyle activities.
<p><b>RLS-02 - Character and qualities of the Rural Lifestyle Zone</b></p> <p>The character and qualities of the Rural Lifestyle Zone comprise:</p> <ol style="list-style-type: none"> <li>1. natural character and openness; and</li> <li>2. residential buildings, trees and landscaping that integrate with the natural and rural character of the area; and</li> <li>3. a high level of amenity, outlook, access to sunlight and environmental quality; and</li> <li>4. a pastoral landscape and the presence of compatible primary production.</li> </ol>
General intent:
To define the character and qualities of the zone and the effects anticipated.
Other relevant objectives in the Plan:
RLS-O1 to RLS-O5
Evaluation:
Relevance: The objectives addresses character, amenity and environmental quality issues. The following sections of Part II RMA are relevant: <ul style="list-style-type: none"> <li>• Section 5(2)(c) avoid, remedying or mitigating adverse effects on the environment</li> <li>• Section 7(b) the efficient use and development of natural and physical resources</li> </ul>

<ul style="list-style-type: none"> <li>• Section 7(c) the maintenance and enhancement of amenity values</li> <li>• Section 7(f) maintenance and enhancement of the quality of the environment</li> </ul>
Usefulness: The objective will inform the zone’s activity rules and standards and the assessment of resource consent applications. It provides clarity what is expected in the zone.
Reasonableness: The objective will ensure a high level of amenity/character in the zone and therefore have positive effects on the people that live there, people visiting and adjoining properties.
Achievability: The objective can be achieved through district plan rules and standards.
<b>GRZ-03 - Protection from inappropriate activities</b>
Activities that have significant potential adverse effects on the environment do not occur in the Rural lifestyle zone.
General intent:
To make it clear that activities with significant adverse effects should not occur in the zone.
Other relevant objectives in the Plan:
RLS-O1 to RLS-O5
Evaluation:
Relevance: <ul style="list-style-type: none"> <li>• Section 5(2) the need to protect the natural and physical resource of the RLS</li> <li>• Section 5(2)(c) avoid, remedying or mitigating adverse effects on the environment</li> <li>• Section 7(c) the maintenance and enhancement of amenity values</li> <li>• Section 7(f) maintenance and enhancement of the quality of the environment</li> </ul>
Usefulness: It will guide decisions regarding the nature of the zone and the activities allowed to occur within it.
Reasonableness: While activities with significant adverse effects will not be able to occur in the zone, they will be able to occur in the Rural General zone and General industrial zone.
Achievability: The objective can be achieved through district plan rules and standards.
<b>RLS-O4 - Compatible and complimentary activities</b>
A range of compatible and complimentary commercial, community, health and emergency activities occur in the Rural Lifestyle Zone.
General intent:
To specify the type of other activities that are likely to be appropriate in the zone.
Other relevant objectives in the Plan:
RLS-O1 to RLS-O5
Evaluation:
Relevance: <ul style="list-style-type: none"> <li>• Section 5(2) the need to use and development natural and physical resources to enable social, cultural and economic wellbeing</li> <li>• Section 5(2)(c) avoid, remedying or mitigating adverse effects on the environment</li> <li>• Section 7(b) the efficient use and development of natural and physical resources</li> <li>• Section 7(c) the maintenance and enhancement of amenity values</li> <li>• Section 7(f) maintenance and enhancement of the quality of the environment</li> </ul>
Usefulness: The objective will guide decision-making regarding the type of activities that can occur in the zone.
Reasonableness: Positive effects for people and communities that will be able to more efficiently provide for their social, cultural and economic wellbeing.
Achievability: The objective can be achieved through district plan rules and standards.
<b>RLZ-O5 - Integrated development</b>
Rural lifestyle development is integrated with the environment and appropriate infrastructure
General intent:
To ensure rural lifestyle development integrates with the environment and infrastructure rather than occur sporadically in an unplanned manner.

Other relevant objectives in the Plan:
RLS-01 & RLS-02
Evaluation:
<p>Relevance:</p> <ul style="list-style-type: none"> <li>• Section 7(b) the efficient use and development of natural and physical resources</li> <li>• Section 7(c) the maintenance and enhancement of amenity values</li> <li>• Section 7(f) maintenance and enhancement of the quality of the environment</li> </ul>
Usefulness: The objective will guide decision-making in terms of how the RLS will be developed.
Reasonableness: The objective may affect the timing, sequencing and location of development, but those costs will be far less than the benefits that will occur if development is integrated with the environment and infrastructure.
Achievability: The objective can be achieved through district plan rules and standards.

### 7.2.3 RURAL SETTLEMENT ZONE OBJECTIVES

<b>SETZ-O1 - Purpose of the Settlement zone</b>
Small rural settlements are used predominantly for residential activities and are sustained by a range of compatible activities and services.
General intent:
This objectives establishes the purpose of the zone and the activities it primarily provides for.
Other relevant objectives in the Plan:
SETZ-O1 to SETZ-O3
Evaluation:
Relevance: It enables the natural and physical resources of these areas of the district to be utilised to provide for the economic, social and cultural wellbeing of residents and therefore aligns with section 5 RMA
Usefulness: The objective will guide decision-making by making it clear the role and function of the zone.
Reasonableness: The objective will have a positive impact on individuals by providing a specific area for rural settlement activities.
Achievability: The objectives can be achieved through district plan provisions.
<b>SETZ-O2 - Character and qualities of the Settlement zone</b>
The character and qualities of the Settlement zone comprise:
<ol style="list-style-type: none"> <li>1. small, low density rural settlements that have a mixture of activities including residential, commercial, community, light industrial and home business; and</li> <li>2. a range of amenity levels in different settlement; and</li> <li>3. openness, trees, landscaping, access to sunlight; and</li> <li>4. small number of grazing animals.</li> </ol>
General intent:
To define the character and qualities of the zone and the effects anticipated.
Other relevant objectives in the Plan:
SETZ-O1
Evaluation:
Relevance: The objectives addresses character, amenity and environmental quality issues. The following sections of Part II RMA are relevant:
<ul style="list-style-type: none"> <li>• Section 5(2) enable people and communities to provide for their social, cultural and economic wellbeing</li> <li>• Section 5(2)(c) avoid, remedying or mitigating adverse effects on the environment</li> <li>• Section 7(b) the efficient use and development of natural and physical resources</li> <li>• Section 7(c) the maintenance and enhancement of amenity values</li> <li>• Section 7(f) maintenance and enhancement of the quality of the environment</li> </ul>

Usefulness: The objective will inform the zone’s activities and standards and the assessment of resource consent applications. It provides clarity as to what is expected in the zone.
Reasonableness: The objective will enabled a range of activities that will help provide for the economic, social and cultural wellbeing of its residents, while ensuring a standard of amenity is maintained.
Achievability: The objectives can be achieved through district plan provisions.
<b>SETZ-O3 - Servicing in the Settlement zone</b> Use and development in the Settlement zone: <ol style="list-style-type: none"> <li>1. is serviced by on-site sewage, greywater, trade waste and stormwater treatment and disposal that does not compromise water supplies or the character and qualities of the zone; and</li> <li>2. does not place pressure on existing network infrastructure, or create demand for new or upgraded network infrastructure.</li> </ol>
General intent:
To ensure that development does not place demands/pressure on network infrastructure.
Other relevant objectives in the Plan:
SETZ-O1
Evaluation:
Relevance: <ul style="list-style-type: none"> <li>• Section 5(2) the protection of physical resources</li> <li>• Section 5(2)(c) avoiding, mitigating adverse effects</li> <li>• Section 7(b) the efficient use and development of natural and physical resources</li> </ul>
Usefulness: It will guide decision-making regarding development that would create demands on network infrastructure.
Reasonableness: The status quo is maintained.
Achievability: It can be achieved through district plan rules.

## 8.0 Identification of Options and Evaluation for General Rural Zone

The following tables set out the options to address the objectives of the General rural zone (GRUZ) and assesses the appropriateness of those options for achieving the Objectives. Related objectives are grouped. The assessment only lists the key options to deal with the key issues. A generic rating of low, medium and high is used to quantify the assessment. The economic section of each table includes employment and economic growth.

### 8.1 Managing the effects of intensive activities on sensitive activities

ISSUE	MANAGING THE EFFECTS OF INTENSIVE ACTIVITIES ON SENSITIVE ACTIVITIES
KEY OBJECTIVE	<p><b>GRUZ-O4</b></p> <p><b>Protection of sensitive activities and zone boundaries</b></p> <p>There are no or minimal adverse effects on sensitive activities and Residential, Rural settlement, Maori purpose and Open space zone boundaries from intensive primary production, mining, quarrying and other intensive activities.</p>

<p><b>SUPPORTING OBJECTIVES</b></p>	<p><b>GRUZ-O1</b></p> <p><b>Purpose of the General Rural Zone</b></p> <p>The General rural zone predominantly provides for primary production, including intensive primary production, as well as a limited range of activities that support primary production, including associated rural industry, and other activities that require a rural location.</p> <p><b>GRUZ-O2</b></p> <p><b>Character and qualities of the General Rural Zone</b></p> <p>The character and qualities of the General rural zone comprise:</p> <ol style="list-style-type: none"> <li>1. large allotments with large areas of open space around buildings; and</li> <li>2. a working environment of mostly utilitarian buildings and structures where primary production generates noise, odour, light overspill and traffic, often on a cyclic and seasonable basis; and</li> <li>3. higher levels of amenity immediately around sensitive activities and zone boundaries; and</li> <li>4. vegetation, pasture, crops and forestry and livestock across a range of landscapes.</li> </ol>
<p><b>RELEVANT POLICIES</b></p>	<p>GRUZ-P1, GRUZ-P2, GRUZ-P6, GRUZ-P7</p>
<p><b>RELEVANT RULES</b></p>	<p>GRUZ-R1, GRUZ-R2, GRUZ-R3, GRUZ-R14, GRUZ-R16, GRUZ-R17, GRUZ-R18, GRUZ-R19, GRUZ-R21, GRUZ-R23, GRUZ-R24, GRUZ-R17, GRUZ-R29</p>
<p><b>STANDARDS</b></p>	<p>GRUZ-S5</p>
<p><b>OPTIONS</b></p>	<ol style="list-style-type: none"> <li>1. Require consent for intensive activities likely to affect sensitive activities;</li> <li>2. Manage the effects of intensive activities by standards.</li> </ol>
<p><b>OPTION 1</b></p>	<p><b>Require consent for intensive activities likely to affect sensitive activities.</b></p>
<p><b>Benefits</b></p>	<p>Environmental: The environmental effects of intensive activities would be managed appropriately through a consent. (HIGH)</p> <p>Economic: None</p> <p>Social: None</p> <p>Cultural: Cultural effects would be able to be considered, but note the SASM chapter addresses this and therefore it would be duplication. (LOW)</p>
<p><b>Costs</b></p>	<p>Environmental: None (LOW)</p> <p>Economic: Consent requirements would have time and financial costs.</p>

	<p>Consents would also limit some primary production activities leading to high opportunity costs. High uncertainty as a result of consent requirement, which erodes investment confidence and would likely reduce economic growth and employment (HIGH).</p>
	Social: None
	Cultural: None
<b>Efficiency</b>	High cost of consent requirement is equal to the high environmental benefits.
<b>Effectiveness</b>	Consent requirements are a very effective means of managing effects on sensitive activities (HIGH)
<b>Strategic Direction(s)</b>	Does not align with SD-09 that seeks to enable a range of primary production activities.(LOW)
<b>OVERALL APPROPRIATENESS</b>	MEDIUM
<b>OPTION 2</b>	<b>Manage the effects of intensive activities by standards.</b>
<b>Benefits</b>	Environmental: Standards ensure appropriate protection for the environment (HIGH)
	Economic: No consent requirements. Certainty of standards supports investment confidence and economic growth and employment. (HIGH)
	Social: None
	Cultural: None
<b>Costs</b>	Environmental: Standards are generic and therefore some environmental effects may still occur, but this would be minimal so long as a cautious approach is applied to the standards. (LOW)
	Economic: Compliance with standards can lead to lost economic opportunities, but this is mitigated by the ability to apply for consent. (LOW)
	Social: None
	Cultural: None
<b>Efficiency</b>	The high benefits considerably outweigh the low costs. (HIGH)
<b>Effectiveness</b>	Can effectively manage the effects of intensive activities (HIGH)
<b>Strategic Direction(s)</b>	Aligns with SD-09 that seeks to enable a range of primary production activities.

<b>OVERALL APPROPRIATENESS</b>	High
<b>RISKS</b> Risks of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions	Although there is some uncertainty about the subject matter, it is considered the risks of acting are not significant enough to be of concern.
<b>CONCLUSION</b>	Option 2 (standards) is more appropriate, largely because it is more efficient with high economic benefits, than option 1. Option 2 also aligns with the SD-O9 by enabling primary production activities, which is also the focus of the zone. This risks are acceptable.
<b>PREFERRED OPTION</b>	<b>OPTION 2</b>

## 8.2 Sensitive Activities, or activities with no functional/operational need to be located in the General Rural Zone

<b>ISSUE</b>	<b>Sensitive Activities, or activities with no functional/operational need to be located in the General Rural Zone</b>
<b>RELEVANT OBJECTIVE</b>	<b>GRUZ-O3</b> Protection from inappropriate and sensitive activities
<b>SUPPORTING OBJECTIVES</b>	GRUZ-O1
<b>RELEVANT POLICIES</b>	GRUZ-P5, GRUZ-P8, GRUZ-P9
<b>RELEVANT RULES</b>	GRUZ-R3, GRUZ-R5, GRUZ-R6, GRUZ-R7, GRUZ-R8, GRUZ-R9, GRUZ-R11, GRUZ-R13, GRUZ-R19, GRUZ-R20, GRUZ-R25, GRUZ-R26, GRUZ-R28, GRUZ-R29
<b>RELEVANT STANDARDS</b>	GRUZ-S3, GRUZ-S4
<b>OPTIONS</b>	Require consent for activities with no functional/operational need to located in general rural zone Require sensitive activities to comply with standards Require sensitive activities to obtain consent
<b>OPTION 1</b>	<b>Require consent for activities with no functional/operational need to be located in general rural zone</b>
<b>Benefits</b>	Environmental: Any environmental effects are addressed in the consent. (HIGH) Economic: No fragmentation or consumption of rural land by activities with no need to locate there. No reverse sensitivity effects. Greater investment confidence, leading

	to higher employment and economic growth. (HIGH)
	Social: None
	Cultural: None
<b>Costs</b>	Environmental: None
	Economic: Some lost economic opportunities, but limited as activities with no functional/operational that want to locate in the rural zone, can generally locate in other zones. (LOW)
	Social: Some
	Cultural: None
<b>Efficiency</b>	Benefits outweigh costs
<b>Effectiveness</b>	Very effective means of considering the suitability of activities.
<b>Strategic Direction(s)</b>	While SD-09 does not address activities with no functional/operational need to locate in the GRUZ, it does seeks to avoid the establishment of new incompatible sensitive activities, therefore there is general alignment with SD-09.
<b>Overall Appropriateness</b>	HIGH
<b>OPTION 2</b>	<b>Require sensitive activities to comply with standards</b>
<b>Benefits</b>	Environmental: The environment of sensitive activities will meet the stated standards. (MEDIUM)
	Economic No or very limited reverse sensitivity effects. Greater investment confidence, leading to higher employment and economic growth. (HIGH)
	Social: Sensitive activities, including some social activities will still be able to occur, albeit having to comply with standards. (HIGH)
	Cultural: None
<b>Costs</b>	Environmental: None
	Economic: Some very limited reverse sensitivity effects. (LOW)
	Social: Some social facilities may not be able to establish
	Cultural: None



<b>Efficiency</b>	High
<b>Effectiveness</b>	Can effectively manage reverse sensitivity effects so long as a cautious approach is taken to the standards. (HIGH)
<b>Strategic Direction(s)</b>	Does not directly align with SD-O9, which seeks to ‘avoid’ the establishment of new incompatible sensitive activities in the GRUZ, but has general alignment by avoiding the effects of sensitive activities establishing in the GRUZ.
<b>Overall Appropriateness</b>	High
<b>OPTION 3</b>	<b>Require sensitive activities to obtain consent</b>
<b>Benefits</b>	Environmental: If sensitive activities do establish, they occur in an appropriate environment. (HIGH)
	Economic: Primary production would not be affected by sensitive activities. (HIGH)
	Social: Sensitive activities, including some social activities could occur, albeit having to go through a consent process. (HIGH)
	Cultural: None
<b>Costs</b>	Environmental: None
	Economic: High consent time and financial costs in applying for consent. (HIGH)
	Social: Some sensitive activities would not be able to locate in GRUZ. (HIGH)
	Cultural: None
<b>Efficiency</b>	The high consenting costs reduces the effectiveness of this option. (MEDIUM)
<b>Effectiveness</b>	Very effective means on managing the effects of sensitive activities on primary production (HIGH)
<b>Strategic Direction(s)</b>	Aligns with SD-O9 that seeks to avoid the establishment of new sensitive activities in the rural zone.
<b>Overall Appropriateness</b>	The inefficiency of this option reduces its appropriateness
<b>RISKS</b>	Although there is some uncertainty about the subject matter, it is considered the risks of acting are significant enough to be of concern.
<b>CONCLUSION</b>	Option 1 is the most appropriate option for activities that do not have a

	functional/operational need to located in the GRUZ, while option 2 is the most appropriate option to manage sensitive activities. As sensitive activities (e.g. houses) are needed to support primary production, consenting requirements are considered inefficient.
<b>PREFERRED OPTION</b>	<b>OPTION 1 AND OPTION 2</b>

### 8.3 Mining and quarrying

<b>ISSUE</b>	<b>MINING AND QUARRING</b>
<b>KEY OBJECTIVE</b>	<b>GRUZ-O5 – Mining and quarrying</b> Mining and quarrying occurs in the General Rural Zone where the resource exists and where compatible with the environment and sensitive activities.
<b>RELEVANT OBJECTIVES</b>	GRUZ-O1 TO GRUZ-O5
<b>RELEVANT POLICIES</b>	GRUZ-P1, GRUZ-P2, GRUZ-P5, GRUZ-P6, GRUZ-P8
<b>RELEVANT RULES</b>	GRUZ-R16, GRUZ-R23, GRUZ-R24
<b>RELEVANT STANDARDS</b>	GRUZ-S4, GRUZ-S5
<b>OPTIONS</b>	<ol style="list-style-type: none"> <li>1. Require consent for all mining and quarrying activities</li> <li>2. Require mining and quarries activities to comply with standards</li> <li>3. Combined approach: <ol style="list-style-type: none"> <li>a. Permit low risk small scale quarrying subject to standards</li> <li>b. Require consent for other mining and quarrying activities</li> </ol> </li> </ol>
<b>OPTION 1</b>	<b>Require consent for all mining and quarrying activities</b>
<b>Benefits</b>	Environmental: Consent requirement ensures the environment is protected (HIGH)
	Economic: None
	Social: Consent requirement ensure there is no social effects (HIGH)
	Cultural: Consent requirement ensure there is no social effects (HIGH)
<b>Costs</b>	Environmental: None
	Economic: Consent requirements create time and financial cost. It also would negatively effect investment confidence and therefore economic growth and employment. However, consent costs are likely to be small in comparison to the high economic value of quarries and mines. (MEDIUM)

	Social: None
	Cultural: None
<b>Efficiency</b>	Medium
<b>Effectiveness</b>	High
<b>Strategic Direction(s)</b>	The environmental protection ensured by this option aligns with a number of strategic directions that seek to protect environment values.
<b>OVERALL APPROPRIATENESS</b>	Medium
<b>OPTION 2</b>	<b>Require mining and quarries activities to comply with standards</b>
<b>Benefits</b>	Environmental: It can be very difficult to cover standards that cover all possible scenarios fully, so while standards protect some aspects of the environment not all can be managed comprehensively. (MEDIUM)
	Economic: Mines and quarries would be able to establish anywhere so long as standards are complied with. This would have positive effects on investment confidence and therefore economic growth. It is assumed employment would stay the same as it is more related to resource demand. (HIGH)
	Social: No certainty that standards will address all social effects comprehensively. (LOW)
	Cultural: No ability for mana whenua to exercise kaitiakitanga. No certainty standards will address all cultural effects comprehensively. (LOW)
<b>Costs</b>	Environmental: No certainty standards will address all environmental effects comprehensively. (MEDIUM)
	Economic: Opportunity costs through compliance with standards, but this is mitigated by the ability to apply for consent. (LOW)
	Social: No certainty standards will address all social effects comprehensively. (MEDIUM)
	Cultural: No ability for mana whenua to exercise kaitiakitanga. No certainty standards will address all cultural effects comprehensively. (MEDIUM)
<b>Efficiency</b>	The efficiency of this option is reduced by environmental, social and cultural costs.
<b>Effectiveness</b>	The large range of variability in mining and quarrying activities and the inability to create standards to address all environment effects means that this option has low

	effectiveness. (LOW)
<b>Strategic Direction(s)</b>	The environmental, social and cultural costs do not align with the strategic directions that seek to protect valued parts of the environment.
<b>OVERALL APPROPRIATENESS</b>	LOW-MEDIUM
<b>OPTION 3</b>	<b>Combined approach: Permit low risk small scale quarrying subject to standards Require consent for other mining and quarrying activities</b>
<b>Benefits</b>	Environmental: Most aspects of the environment protected comprehensively. (HIGH)
	Economic: Economic benefits for permitted quarries that would be able to establish anywhere subject to standards. (MEDIUM)
	Social: Most cultural values protected comprehensively. (HIGH)
	Cultural: Kaitiakitanga exercised and most cultural values protected comprehensively. (HIGH)
<b>Costs</b>	Environmental: No or very limited environment effects. (LOW)
	Economic: Consent requirements for large quarries and mines create time and financial costs, reduces investment certainty and confidence, which impacts on economic growth and employment. However, financial costs limited in comparison to economic value. (MEDIUM)
	Social: No or very limited social effects. (LOW)
	Cultural: No or very limited cultural effects (LOW)
<b>Efficiency</b>	The high benefits outweigh the low to medium costs.
<b>Effectiveness</b>	Consent requirements mean high degree of effectiveness. Low risk, small scale quarries likely to have limited effect. (HIGH)
<b>Strategic Direction(s)</b>	The environmental protection ensured by this option aligns with a number of strategic directions that seek to protect environment values.
<b>OVERALL APPROPRIATENESS</b>	Medium-High
<b>RISKS</b>	Due to the wide range in quarrying and mining activities there is a high degree of uncertainty and lack of information about the specific effects of each proposal. This can only appropriately be addressed through a consent requirement. Small scale quarries have considerably less risk of creating significant effects so long as certain

	standards are met.
<b>CONCLUSION</b>	Option 3 allows some low risk quarrying activities, but ensures mines and large scale quarries are appropriately considered through a consent.
<b>PREFERRED OPTION</b>	<b>OPTION 3</b>

## 8.4 Activities that support primary production

<b>ISSUE</b>	<b>ACTIVITIES THAT SUPPORT PRIMARY PRODUCTION</b>
<b>KEY OBJECTIVE</b>	<b>GRUZ- O1 - Purpose of the General rural zone</b> The General rural zone predominantly provides for primary production, including intensive primary production, as well as a limited range of activities that support primary production, including associated rural industry, and other activities that require a rural location.
<b>RELEVANT POLICES</b>	GRUZ-P3 small scale commercial activities GRUZ-P8 residential activities GRUZ-P9 workers accommodation and seasonal workers accommodation
<b>OPTIONS</b>	Permit activities that support primary production subject to standards. Require resource consent for activities that support primary production.
<b>OPTION 1</b>	Permit activities that support primary production subject to standards.
<b>Benefits</b>	Environmental: Standards ensure most environment effects are protected. (HIGH)
	Economic: Primary production is enabled, which increases investment confidence and enhances economic growth and employment. Standards ensure that sensitive activities do not adversely affect primary production. (HIGH)
	Social: Permitting primary production supports the rural community. (HIGH)
	Cultural: None
<b>Costs</b>	Environmental: Some environmental effects associated with standards not addressing all environmental effects, but minimal. (LOW)
	Economic: Some opportunity costs with having to comply with standards, but this is mitigated by the ability to apply for consent. (LOW)
	Social: None
	Cultural: None

<b>Efficiency</b>	The high benefits outweigh the costs. (HIGH)
<b>Effectiveness</b>	Very effective in enabling activities that support primary production. (HIGH)
<b>Strategic Direction(s)</b>	This matter is not specifically addressed by the strategic directions.
<b>OVERALL APPROPRIATENESS</b>	This option is very efficient and very effective. (HIGH)
<b>OPTION 2</b>	Require resource consent for activities that support primary production.
<b>Benefits</b>	Environmental: Consent ensures the environment is protected (MEDIUM)
	Economic: Ensures all activities support primary production. (MEDIUM)
	Social: Ensure activities will support primary production. (MEDIUM)
	Cultural: None
<b>Costs</b>	Environmental: None
	Economic: Time and financial costs associated with obtaining resource consent. Lack of certainty leads reduces investment confidence. Costs reduce economic growth. (HIGH)
	Social: Consent requirement discourages activities that would support the rural community. (MEDIUM)
	Cultural: None.
<b>Efficiency</b>	LOW-MEDIUM
<b>Effectiveness</b>	Providing for activities that support primary production (MEDIUM)
<b>Strategic Direction(s)</b>	This matter is not specifically addressed by the strategic directions.
<b>OVERALL APPROPRIATENESS</b>	High consent costs means this option, while effective, is inefficient.
<b>RISKS</b>	Although there is not complete certainty regarding the effects of some activities that support primary production this can be minimised by specific rules and standards.
<b>CONCLUSION</b>	The high costs of consent requirements, means that it is more appropriate to manage activities that support primary production by standards.
<b>PREFERRED OPTION</b>	<b>OPTION 1</b>

# 9.0 Identification of Options and Evaluation for Rural Lifestyle Zone

The tables below sets out the options to address the objectives of the Rural Lifestyle Zone (RLZ) and assesses the appropriateness of those options for achieving the Objectives. Related objectives are grouped. The assessment only lists the key options to deal with the key issues. A generic rating of low, medium and high is used to quantify the assessment. The economic section of each table includes employment and economic growth.

## 9.1 Dispersed rural residential lifestyle provision across the district

ISSUE	DISPERSED RURAL RESIDENTIAL LIFESTYLE PROVISION ACROSS THE DISTRICT
<p><b>RELEVANT OBJECTIVES</b></p>	<p><u>SD-O1 Residential Areas and Activities</u>            There is sufficient residential development capacity in existing urban areas to meet demand and household choice, provided through:            the use of existing zoned greenfield areas;            a range of densities in existing urban areas; and            higher residential densities in close proximity to the Timaru and Geraldine town centres, and Highfield Village Mall;            limited rural residential development opportunities are provided where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development and are capable of efficiently connecting to reticulated sewer and water infrastructure; and            limited residential opportunities are maintained in existing rural settlements, subject to adequate servicing.</p> <p><u>UDF-O1 - Settlement Patterns</u>            A consolidated and integrated settlement pattern that:            efficiently accommodates future growth and capacity for commercial, industrial, community and residential activities, primarily within the urban areas of Timaru township, and the existing townships of Temuka, Geraldine, and Pleasant Point;            is integrated with the efficient use of infrastructure;            reduces adverse effects on the environment, including energy consumption, carbon emissions and water use;            protects drinking water supplies from the adverse effects of subdivision, use and development;            is well-designed, of a good quality, recognises existing character and amenity, and is attractive and functional to residents, business and visitors;            avoids areas with important natural, cultural and character values;            enables kainga nohoanga to occur on ancestral lands;            avoids locating new growth in areas where the impacts from natural hazards are unacceptable or which would require additional hazard mitigation; and            controls the location of activities, primarily by zoning, to minimise conflicts between incompatible activities and avoid these where there may be significant adverse effects.</p>

	<p><b>GRUZ-O3 - Protection from inappropriate and sensitive activities</b>  The land resource of the General rural zone is not diminished by activities with no functional or operational need to locate in the General rural zone, and primary production is protected from sensitive activities.</p>
<b>RELEVANT POLICES</b>	None
<b>RELEVANT RULES</b>	GRUZ-R3
<b>OPTIONS</b>	<p>Retain the status quo with a continuation of the dispersed “rural living approach” including specific zones for the Rural 4A Zone (Geraldine Downs) and the Rural Residential (Brookfield Road) zone</p> <p>Create a concentrated approach providing for rural residential development within zoned areas near or adjoining the townships of Timaru, Temuka, Geraldine and Pleasant Point as identified in the Growth Management Strategy.</p>
<b>OPTION 1</b>	<b>Dispersed approach</b>
<b>Benefits</b>	Environmental: None
	Economic: Enables a large amount of landowners to be able to subdivide their land for rural lifestyle. (HIGH)
	Social: None
	Cultural: None
<b>Costs</b>	Environmental: Adverse effects on water quality, landscape character, traffic safety. Creates unsustainable vehicle movements. (HIGH)
	Economic: Reverse sensitivity issues adversely affect the viability of primary production. Creates demand for new/upgraded infrastructure. Fragments rural land reducing the amount of rural land available for primary production. Inefficient use of land (HIGH)
	Social: None
	Cultural: None
<b>Efficiency</b>	The high costs of this option makes its inefficient (LOW)
<b>Effectiveness</b>	Does not achieve the objectives (LOW)
<b>Strategic Direction(s)</b>	Does not achieve strategic objectives SD-O1 or UFD-O1 (LOW)
<b>OVERALL APPROPRIATENESS</b>	This option is both ineffective and inefficient. It does not comply with



	the strategic directions, or the RPS.
<b>OPTION 2</b>	<b>Concentrated approach</b>
<b>Benefits</b>	Environmental: Contains any adverse effects to a limited area. Locates in areas capable of integrating with infrastructure thereby reducing adverse effects. Provisions ensure landscape effects are minimised. (HIGH)
	Economic: Concentrated form reduces reverse sensitivity issues and therefore reduces adverse effects on the viability of primary production. Also reduces fragmentation of rural land reducing the amount of rural land available for primary production. Efficient use of land. Urban areas benefit from increased population. (HIGH)
	Social: Concentrated form encourages social interaction. (MEDIUM)
	Cultural: Location around settlement encourages participation in cultural activities and reduces adverse effects on sites of significance to Maori (HIGH)
<b>Costs</b>	Environmental: Concentrates some adverse effects, but this is mitigated by controls (LOW)
	Economic: Reduces opportunities to develop rural lifestyle development (MEDIUM)
	Social: None
	Cultural: None
<b>Efficiency</b>	HIGH
<b>Effectiveness</b>	This options meets the objectives (HIGH)
<b>Strategic Direction(s)</b>	This options meets the objectives (HIGH)
<b>OVERALL APPROPRIATENESS</b>	This option is appropriate (HIGH)
<b>RISKS</b> The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.	There is adequate information and certainty.
<b>CONCLUSION</b>	Option 2 is the most appropriate requirement and is a requirement in order to give effect to the RPS.
<b>PREFERRED OPTION</b>	<b>OPTION 2</b>

## 9.2 Enabling appropriate activities and protection from Inappropriate Activities within the Rural Lifestyle Zone.

ISSUES	ENABLING APPROPRIATE ACTIVITIES AND PROTECTION FROM INAPPROPRIATE ACTIVITIES
KEY OBJECTIVE	<p><b>RLZ-O3 - Protection from inappropriate activities</b> Activities that have significant potential adverse effects on the environment do not occur in the Rural lifestyle zone.</p>
RELEVANT OBJECTIVES	<p><b>RLZ-O1 - Purpose of the Rural lifestyle zone</b> The Rural lifestyle zone provides for areas adjoining Timaru, Temuka, Geraldine and Pleasant Point used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural zone, while enabling compatible primary production to occur.</p> <p><b>RLZ-O2 - Character and qualities of the Rural lifestyle zone</b> The character and qualities of the Rural lifestyle zone comprise: natural character and openness; and residential buildings, trees and landscaping that integrate with the natural and rural character of the area; and a high level of amenity, outlook, access to sunlight and environmental quality; and a pastoral landscape and the presence of compatible primary production.</p> <p><b>RLZ-O4 - Compatible and complimentary activities</b> A range of compatible and complimentary commercial, community, health and emergency activities occur in the Rural lifestyle zone.</p>
RELEVANT POLICES	RLZ-P1, RLZ-P2, RLZ-P4, RLZ-P5, RLZ-P6, RLZ-P7, RLZ-P8, RLZ-P9
OPTIONS	<p>Enable appropriate activities subject to standards and require consent for activities that are likely to be inappropriate.</p> <p>Use standards to manage the effects of activities</p>
<b>OPTION 1</b>	<b>Enable appropriate activities subject to standards and require consent for activities that are likely to be inappropriate.</b>
Benefits	Environmental: A high standard of amenity and environmental quality. (HIGH)
	Economic: The value of land is supported by the protection of the environment. (HIGH)
	Social: Appropriate social activities can occur on lifestyle properties.
	Cultural: None
Costs	Environmental: None

	Economic: Consent requirements constrain the use of land and add cost. However, this is mitigated by the fact that consents can be applied for and that the District Plan provides other zones for activities not permitted in the RLZ.
	Social: None
	Cultural: None
<b>Efficiency</b>	HIGH
<b>Effectiveness</b>	HIGH
<b>Strategic Direction(s)</b>	None relevant
<b>OVERALL APPROPRIATENESS</b>	HIGH
<b>OPTION 2</b>	<b>Use standards to manage the effects of activities</b>
<b>Benefits</b>	Environmental: None
	Economic: Any development could occur subject to compliance with the standards. This would improve investment confidence and enable economic opportunities. (MEDIUM)
	Social: Some additional social activities could occur in addition to that normally anticipated in RLZ. (MEDIUM)
	Cultural: None
<b>Costs</b>	Environmental: The environment would not be protected leading to a poor quality amenity and character outcomes. (HIGH)
	Economic: Property values would likely be negatively affected by the loss of environmental quality. (HIGH)
	Social: Appropriate social activities may be adversely affected by inappropriate activities. (MEDIUM)
	Cultural: None
<b>Efficiency</b>	The high costs reduce the efficiency of this option. (MEDIUM)
<b>Effectiveness</b>	It is unlikely that standard would be effectively address all adverse effects of inappropriate activities (LOW)
<b>Strategic Direction(s)</b>	None relevant

<b>OVERALL APPROPRIATENESS</b>	MEDIUM
<b>RISKS</b>	The key risks is the lack of information about the type of activities that could establish in the zone and their associated adverse effects. This would make developing comprehensive standards that appropriately manage these effects very difficult if not impossible.
<b>CONCLUSION</b>	The high risks, low effectiveness and medium efficiency of option 2 means that option 1 is recommended .
<b>PREFERRED OPTION</b>	<b>OPTION 1</b>

### 9.3 Integrated Development in the Rural Lifestyle Zone

ISSUE	INTEGRATED DEVELOPMENT
<b>KEY OBJECTIVE</b>	<b>RLZ-O5 - Integrated Development</b> Rural lifestyle development is integrated with the environment and appropriate infrastructure.
<b>KEY POLICY</b>	RLS-P10
<b>KEY RULE/STANDARDS</b>	RLS-S10
<b>OPTIONS</b>	Require development in the Rural lifestyle zone to comply with a Development Area Plan to ensure development integrates with the natural environment, infrastructure and the character and qualities of the zone. Allow development of the RLZ to occur without a Development Area Plan
<b>OPTION 1</b>	Require development in the Rural lifestyle zone to comply with a Development Area Plan to ensure development integrates with the natural environment, infrastructure and the character and qualities of the zone.
<b>Benefits</b>	Environmental: Development would integrate with the environment and achieve the character and qualities of the zone. (HIGH)
	Economic: The value of land is supported by the protection of the environment. The Development Area Plan ensures the zone is developed in an efficient manner and lowers the cost of development. Integration with infrastructure supports property values. (HIGH)
	Social: None
	Cultural: None
<b>Costs</b>	Environmental: None

	<p>Economic: A short delay finalising DAPs leads to a short delay in developing properties. However, this depends on the timing of Development Area Plans. All DAPS should be completed prior to the plan becoming operative therefore mitigating this effect. Some properties may perceive the development of their property is constrained by the DAP (e.g. having to provide a road, where a house could go). However, this should be mitigated by a development contribution scheme that will be able to compensate landowners for any loss for the accommodation of common infrastructure. (LOW)</p>
	Social: None
	Cultural: None
<b>Efficiency</b>	HIGH
<b>Effectiveness</b>	HIGH
<b>Strategic Direction(s)</b>	<p>This option aligns with the following strategic directions:  SD-O1 "limited rural residential development opportunities are provided where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development and are capable of efficiently connecting to reticulated sewer and water infrastructure"  SD-O9 "character, qualities and amenity values of rural areas are identified and maintained."  UFD-O1 "A consolidated and integrated settlement pattern that: ...is integrated with the efficient use of infrastructure;"</p>
<b>OVERALL APPROPRIATENESS</b>	HIGH
<b>OPTION 2</b>	Allow development of the RLZ to occur without a Development Area Plan
<b>Benefits</b>	<p>Environmental: None</p> <p>Economic: Not having to comply with a Development Area Plan increases development options for individual property owners, potentially increasing the price of some properties. However, this positive effect is reduced by the fact that the DAP will decrease development potential across the zone and increase development costs. (LOW)</p> <p>Social: None</p> <p>Cultural: None</p>
<b>Costs</b>	<p>Environmental: Development may not integrate with the environment and may be detrimental to the character and qualities of the zone. (HIGH)</p> <p>Economic: The value of land is not supported by the protection of the environment. Land is not developed in an efficient manner or to its potential.</p>

	Lack of infrastructure decreases property values. (HIGH)
	Social: None
	Cultural: None
<b>Efficiency</b>	This option has low efficiency due to the high environmental and economic costs (LOW).
<b>Effectiveness</b>	This option will not achieve the objective (LOW).
<b>Strategic Direction(s)</b>	This option does not align with the following strategic directions: SD-O1 “limited rural residential development opportunities are provided where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development and are capable of efficiently connecting to reticulated sewer and water infrastructure” SD-O9 “character, qualities and amenity values of rural areas are identified and maintained.” UFD-O1 “A consolidated and integrated settlement pattern that: ...is integrated with the efficient use of infrastructure;”
<b>OVERALL APPROPRIATENESS</b>	LOW
<b>RISKS</b>	There is no certainty that option 2 would be effective in achieving the objective.
<b>CONCLUSION</b>	Option 1 is more effective and efficient and has less risks associated with it.
<b>PREFERRED OPTION</b>	<b>OPTION 1</b>

## 9.4 Large Lot Residential

<b>ISSUE</b>	<b>WHETHER A LARGE LOT RESIDENTIAL ZONE SHOULD BE PROVIDED</b>
<b>OBJECTIVES</b>	SD-O1 There is sufficient residential development capacity in existing urban areas to meet demand and household choice, provided through: the use of existing zoned greenfield areas; a range of densities in existing urban areas; and higher residential densities in close proximity to the Timaru and Geraldine town centres, and Highfield Village Mall; limited rural residential development opportunities are provided where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development and are capable of efficiently connecting to reticulated sewer and water infrastructure; and limited residential opportunities are maintained in existing rural settlements, subject to adequate servicing.
<b>POLICES</b>	None

<b>OPTIONS</b>	Provide for a Large Lot Residential Zone in certain locations Only provide for Rural Lifestyle zone.
<b>OPTION 1</b>	Provide for a Large Lot Residential Zone in certain locations
<b>Benefits</b>	Environmental: None
	Economic: Provides another property type/lifestyle/environment choice. Provides for increased returns for landowners. Increases the utilisation of infrastructure if provided. More efficient use of land (HIGH)
	Social: None
	Cultural: None
<b>Costs</b>	Environmental: Adverse effects the character and qualities of the adjoining zones by reducing the lot size and amount of open space around buildings. (MEDIUM)
	Economic: Generates demand for increased infrastructure and creates costs for Council. Likely to lead to demand for further infill development. (HIGH)
	Social: None
	Cultural: None
<b>Efficiency</b>	MEDIUM
<b>Effectiveness</b>	Provides for a range of densities but does not limit rural lifestyle development (MEDIUM)
<b>Strategic Direction(s)</b>	Undermines urban consolidation objectives of the GMS by placing additional housing on the periphery of the town. However, this can be limited by limiting the scope of this area.
<b>OVERALL APPROPRIATENESS</b>	MEDIUM
<b>OPTION 2</b>	Only provide for Rural Lifestyle zone.
<b>Benefits</b>	Environmental: No adverse effect on the character and qualities of adjoining zones. (MEDIUM)
	Economic: Generates demand for and increased value of RLZ land. (LOW)
	Social: None

	Cultural: None
<b>Costs</b>	Environmental: None
	Economic: Does not provides another property type/lifestyle/environment choice. Opportunity cost for increased returns lost for landowners. Potential underutilisation of infrastructure if provided. Less efficient use of land (HIGH)
	Social: None
	Cultural: None
<b>Efficiency</b>	MEDIUM
<b>Effectiveness</b>	Can provide for a range of densities and limits rural lifestyle development. (HIGH)
<b>Strategic Direction(s)</b>	Consistent with the GMS
<b>OVERALL APPROPRIATENESS</b>	MEDIUM-HIGH
<b>RISKS</b> The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.	A major issue with providing large lot residential is that it was not considered in the GMS and therefore there is no background work conducted about the best locations for it, or the impact it might have on infrastructure, or how it will affect the overall strategy for the district. This risk could be reduced by delaying the introduction of a Large Lot Residential zone until that information is provided.
<b>CONCLUSION</b>	Further research is required to consider this matter further. At this stage, for the purposes of the PDP, option 2 is preferred.
<b>PREFERRED OPTION</b>	<b>OPTION 2</b>

## 10.0 Identification of Options and Evaluation for Rural Settlement Zone

The tables below sets out the options to address the objectives of the Rural Settlement Zone (SETZ) and assesses the appropriateness of those options for achieving the Objectives. Related objectives are grouped. The assessment only lists the key options to deal with the key issues. A generic rating of low, medium and high is used to quantify the assessment. The economic section of each table includes employment and economic growth.

### 10.1 Enabling a range of activities



ISSUE	ENABLING A RANGE OF ACTIVITIES
<b>OBJECTIVES</b>	<p><b>SETZ-O1 - Purpose of the Settlement zone</b></p> <p>Small settlements are used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas.</p> <p><b>SETZ-O2 - Character and qualities of the Settlement zone</b></p> <p>The character and qualities of the Settlement zone comprise:</p> <ol style="list-style-type: none"> <li>1. small, low density rural settlements that have a mixture of activities including residential, commercial, community, light industrial and home business; and</li> <li>2. a range of amenity levels in different settlements; and</li> <li>3. openness, trees, landscaping, access to sunlight; and</li> <li>4. a small number of grazing animals.</li> </ol>
<b>POLICES</b>	SETZ-P1 to SETZ-P5
<b>OPTIONS</b>	<p>Use a range of consent requirements to a enable a range of activities (depending on their likely adverse effects) along with standards to manage activities.</p> <p>Manage the adverse effects of activities through standards</p>
<b>OPTION 1</b>	<p>Use a range of consent requirements to a enable a range of activities (depending on their likely adverse effects) along with standards to manage activities.</p>
<b>Benefits</b>	<p>Environmental: The environment, including the character and qualities of the SETZ are protected. (HIGH)</p> <p>Economic: A range of development is enabled. (HIGH)</p> <p>Social: Social activities are enabled (e.g. cafes). Social activities are not constrained by the adverse effects of development. (MEDIUM)</p> <p>Cultural: Community facilities are enabled. Cultural activities are not constrained by the adverse effects of development. (MEDIUM)</p>
<b>Costs</b>	<p>Environmental: None</p> <p>Economic: Some consent requirements imposes costs on development. (LOW)</p> <p>Social: None</p> <p>Cultural: None</p>
<b>Efficiency</b>	High

<b>Effectiveness</b>	High
<b>Strategic Direction(s)</b>	<p>This option does not directly align with UFD-O1 that states “controls the location of activities, primarily by zoning, to minimise conflicts between incompatible activities and avoid these where there may be significant adverse effects.” As these settlements are small, it is not appropriate to provide separate zoning for separate activities. This would constrain development potential. Enabling a range of activities recognises the mix used nature of these areas.</p> <p>This option does have some alignment with SD-O6 that states “Business and economic prosperity in the District is enabled in appropriate locations, including by: ... providing sufficient land for a range of business activities to cater for projected growth”.</p>
<b>OVERALL APPROPRIATENESS</b>	HIGH
<b>OPTION 2</b>	Manage the adverse effects of activities through standards
<b>Benefits</b>	<p>Environmental: Some aspects of the environment are protected by standards. (MEDIUM)</p> <p>Economic: More development would be enabled leading to increased investment confidence. (HIGH)</p> <p>Social: Social activities are enabled (e.g. cafes). (MEDIUM)</p> <p>Cultural: Community facilities are enabled. (MEDIUM)</p>
<b>Costs</b>	<p>Environmental: The environment including the character and qualities of the SETZ are unlikely to be protected by standards. (HIGH)</p> <p>Economic: Adverse effects on the environment reduce property values. (MEDIUM)</p> <p>Social: Some adverse effects on social activities due to standards not being completely effective. (MEDIUM)</p> <p>Cultural: Some adverse effects on cultural activities due to standards not being completely effective. (MEDIUM)</p>
<b>Efficiency</b>	The costs and benefits are more or less equal. (MEDIUM)
<b>Effectiveness</b>	Standards are not completely effective in managing the adverse effects of development. (LOW)
<b>Strategic Direction(s)</b>	Same as option 1
<b>OVERALL APPROPRIATENESS</b>	MEDIUM

<b>RISKS</b>	There is no certainty that standards would be effective in achieving the objective.
<b>CONCLUSION</b>	Option 1 is more effective and efficient.
<b>PREFERRED OPTION</b>	<b>OPTION 1</b>

## 10.2 Requirement for adequate servicing

<b>ISSUE</b>	<b>REQUIREMENT FOR ADEQUATE SERVICING</b>
<b>OBJECTIVES</b>	<b>SETZ-O3 - Servicing in the Settlement zone</b> Use and development in the Settlement zone: is serviced by on-site sewage, greywater, trade waste and stormwater treatment and disposal that does not compromise water supplies or the character and qualities of the zone; and does not place pressure on existing network infrastructure, or create demand for new or upgraded network infrastructure.
<b>POLICES</b>	SETZ-P1, SETZ-P2, SETZ-P3, SETZ-P4
<b>KEY RULES/STANDARDS</b>	SETZ-S5, SETZ-S6
<b>OPTIONS</b>	Require connections to network utility infrastructure where it exists, otherwise require suitable onsite servicing arrangements. No requirements regarding infrastructure
<b>OPTION 1</b>	Require connections to network utility infrastructure where it exists, otherwise require suitable onsite servicing arrangements.
<b>Benefits</b>	Environmental: Development is served with appropriate infrastructure, or has sufficient space for onsite disposal of sewer/stormwater thereby avoiding adverse effects on the environment. (HIGH)
	Economic: Infrastructure supports property values. (HIGH)
	Social: None
	Cultural: Cultural impacts from inadequate on-site disposal are avoided. (HIGH)
<b>Costs</b>	Environmental: None
	Economic: The costs of connection adds costs to development. However, these costs are standard in most urban development. (MEDIUM)
	Social: None

	Cultural: None
<b>Efficiency</b>	HIGH
<b>Effectiveness</b>	High
<b>Strategic Direction(s)</b>	The option aligns with strategic directive UFD-O1A that seeks a “consolidated and integrated settlement pattern that: ... is integrated with the efficient use of infrastructure”.
<b>OVERALL APPROPRIATENESS</b>	HIGH
<b>OPTION 2</b>	No requirements regarding infrastructure
<b>Benefits</b>	Environmental: None
	Economic: New development is cheaper. However, this is offset by it being worth less. (LOW)
	Social: None
	Cultural: None
<b>Costs</b>	Environmental: New development leads to demand for additional infrastructure that cannot be affordably provided. Effluent and storm water adverse effects the character and qualities of the environment. (HIGH)
	Economic: Lack of infrastructure and poor environmental quality reduces property values (HIGH)
	Social: Poor environmental quality adversely affects people in the settlement and negatively affects the makeup of the community overtime. (MEDIUM)
	Cultural: Poor environmental quality adversely affect cultural values. (MEDIUM)
<b>Efficiency</b>	This option is not efficient. (LOW)
<b>Effectiveness</b>	This option does achieve the objective. (LOW)
<b>Strategic Direction(s)</b>	The option does not align with strategic directive UFD-O1A that seeks a “consolidated and integrated settlement pattern that: ... is integrated with the efficient use of infrastructure”.
<b>OVERALL APPROPRIATENESS</b>	LOW
<b>RISKS</b>	Infrastructure arrangements differ for each settlement and therefore there is uncertainty regarding the costs of providing additional infrastructure if demanded by new development.

<b>CONCLUSION</b>	Option 1 is the most appropriate option.
<b>PREFERRED OPTION</b>	<b>OPTION 1</b>

## 11.0 Conclusion

This evaluation has been undertaken in accordance with Section 32 RMA in order to consider the appropriateness of proposed objectives of the rural zone chapters and the appropriateness of provisions to achieve those objectives.

The assessment of the objectives found that all the proposed objectives were the most appropriate way to achieve the purpose of the RMA.

The key issues for each zone and the preferred option to address those issues are summarised below.

### General Rural Zone (GRZ)

<b>Key Issue</b>	<b>Preferred Approach</b>
How the effects of intensive activities on sensitive activities are managed?	Manage the effects of intensive activities by standards.
How sensitive activities, or activities with no functional/operational need to located in the General Rural Zone are managed?	Require consent for activities with no functional/operational need to located in general rural zone.
How mining and quarrying is managed?	Permit low risk small scale quarrying subject to standards and require consent for other mining and quarrying activities.
How activities that support primary production are enabled?	Permit activities that support primary production subject to standards.

### Rural Lifestyle Zone

<b>Key Issue</b>	<b>Preferred Approach</b>
Whether the ODP's approach to enabling rural lifestyle across the district should be retained?	Create a concentrated approach providing for rural lifestyle development within zoned areas near or adjoining the townships of Timaru, Temuka, Geraldine and Pleasant Point as identified in the Growth Management Strategy.
How appropriate activities are enabled and how to protect inappropriate activities?	Enable appropriate activities subject to standards and require consent for activities that are likely to be inappropriate.
Whether rural lifestyle development should be integrated with infrastructure and the environment?	Require development in the Rural lifestyle zone to comply with a Development Area Plan to ensure development integrates with the natural environment, infrastructure and the character and

	qualities of the zone.
Whether there should be a large lot residential zone?	Further research is required to consider this matter.

## Rural Settlement Zone

Key Issue	Preferred Approach
How to enable a range of activities?	Use a range of consent requirements to enable a range of activities (depending on their likely adverse effects) along with standards to manage activities.
Whether servicing should be required?	Require connections to network utility infrastructure where it exists, otherwise require suitable onsite servicing arrangements.