

Hearing 18 – Rural

Evidence Highlights Package

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LOCALITY

Rural Subdivision

- Support the s42A report recommendations
- Potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity
- A single rural dwelling requires same consideration as multiple houses

Waikato Regional Policy Statement

Policy 4.4 and Section 4.4.1

District and regional plans should provide for regionally significant industry

(d) recognising the potential for regionally significant to have adverse effects beyond its boundaries and the need to avoid or minimise the potential for reverse sensitivity effects

Chapter 5: Rural Objectives and Policies

Policy 5.3.7 – Separation of Incompatible Activities

- Requires adequate separation within the zone for intensive farming, rural industry, strategic infrastructure and extractive activities
- Omits any separation from equally adverse/incompatible activities in adjoining zone
- Does not give effect to Regional Policy Statement

Consistency in the Plan

- Chapter 4 Urban Environment (Policy 4.7.11) requires reverse sensitivity effects in the urban environment to address reverse sensitivity effects on intensive farming, extraction and industrial activities
- There is no reciprocal policy protecting urban activities from new activities in the rural zone

Policy 5.3.7 – Separation of Incompatible Activities

New wording (or similar that achieves same effect):

Ensure that the design and location of new sensitive land uses achieves adequate separation distances to mitigate potential reverse sensitivity effects on lawfully-established heavy industrial activities in the adjoining Heavy Industrial Zone.

Proposed Setback

- Suggest alignment with intensive farming of 300m
- Precautionary approach
- Signals potentially lower amenity inappropriate for sensitive activities