



ISSUES, OBJECTIVES AND POLICIES

PART A



A1 BUILT ENVIRONMENT

Urban Amenity[^]

Issue 1 The development of urban areas in the District^{*} has resulted in contrasting urban design quality and areas where development has not enhanced amenity[^] values.

OBJECTIVE 1

Promote urban areas with highly regarded amenity[^] values that reflect the character of each township and provide nice places to live.

Policies

- A1-1.1** Enable a wide range of activities, appropriate to the character and amenity[^] of each settlement and neighbourhood.
- A1-1.2** Identify the following geographic zones in recognition of the characteristic amenities and landscapes of different areas:
 - Residential;
 - Education;
 - Commercial;
 - Industrial;
 - Rural Living; and
 - Rural.
- A1-1.3** Require provision of on-site car parking and loading spaces to meet the predicted demand for each activity.
- A1-1.4** Set acceptable noise limits^{*} for each zone.
- A1-1.5** Avoid, remedy or mitigate any adverse effects on residential properties and road[^] safety caused by inappropriate night lighting or light glare.
- A1-1.6** Ensure that any storage of goods, material or waste products is contained within individual sites^{*} without detracting from the visual amenity[^] of the environment[^].
- A1-1.7** Within the Commercial and Industrial zones, enable the display of advertising signs that do not detract from the amenities within the zone.
- A1-1.8** Minimise the amount of signage in the Residential Zone and avoid the display of signs that do not relate to the site^{*}.
- A1-1.9** Mitigate or manage the effects of development^{*} on sites of significance for Tangata Whenua, including wahi tupuna listed in Schedule C1 Significant Sites for Tangata Whenua.

A1-1.10 Avoid development of sensitive land that compromises the safety and efficiency of the District's Strategic and Arterial land transport networks, including the rail network.

Residential Zone

Issue 2A Residents need to be able to use, develop and enjoy their individual properties without their amenity[^] value being adversely affected by neighbouring developments or use. Conversely, residents need to respect and protect their neighbours' amenity[^] values when considering on-site development or use. These amenity[^] values include access to daylight, openness, and the absence of unreasonable noise.

Issue 2B The District^{*} has a diverse population with varied housing requirements. Residential areas need to provide for a variety of housing and lot sizes, including Papakainga housing, high quality residential subdivisions[^], and affordable housing.

OBJECTIVE 2

Enable a variety of housing that reflects the aspirations and identity of people and communities while achieving good urban amenity[^] and design. This includes the efficient use of existing infrastructure, and integration of pedestrian, cycling and vehicle transportation networks.

Policies

- A1-2.1** Contain residential activities principally within the Residential Zone.
- A1-2.2** Enable iwi and hapu to develop Papakainga housing.
- A1-2.3** Provide for non-residential activities in the Residential Zone where this will not compromise either the character of the area or the amenity[^] of the neighbourhood.
- A1-2.4** Control the height^{*} and location of buildings^{*} in the Residential Zone to maintain amenity[^].
- A1-2.5** Enable a range of housing densities.

Education Zone

Issue 3 The District* has a thriving integrated and private school sector which needs the flexibility to develop to meet the needs of their students to the same extent as state schools, which have the benefit of designations.

OBJECTIVE 3

Integrated and private schools in the District have the flexibility to grow and develop to achieve their educational aspirations and sustain their ongoing positive contribution to the community.

Policy

A1-3.1 Enable a diverse range of activities to be undertaken within the Education Zone while ensuring that these activities do not unduly affect the amenity^ of adjoining properties.

Commercial Zone

Issue 4 The vitality of town centres needs to be maintained and enhanced by permitting the greatest range of activities in the most flexible manner while not compromising the core heritage and cultural values of the building* fabric.

OBJECTIVE 4

Enable a diverse range of activities within commercial zones and encourage adaptive reuse of existing buildings*.

Policies

- A1-4.1** Concentrate commercial* activities within the Commercial Zone in order to efficiently use existing infrastructure and maintain the vitality of existing commercial* areas.
- A1-4.2** Encourage adaptive reuse of existing buildings* and maintenance of their heritage features. Refer also Heritage Protection provisions.
- A1-4.3** Parking spaces* may not be required where sufficient parking exists in the vicinity of the site* and where these would enable the adaptive reuse of an existing building*.
- A1-4.4** Encourage streetscape development* and landscaping of common use areas within the Commercial Zone.

Industrial Zone

Issue 5 Encourage industrial activity on appropriately-zoned land, as these activities are not generally compatible with more sensitive land uses such as residential.

OBJECTIVE 5

Industrial activities are sited in appropriate locations and their effects managed where these are significant.

Policies

- A1-5.1** Contain industrial activities principally within the Industrial Zone to manage environmental effects, permit industrial activities in other zones where effects are minor, and enable industrial activities associated with primary production* in the Rural Zone.
- A1-5.2** Ensure non-industrial activities do not, through reverse sensitivity effects, create conflicts with industrial activities.
- A1-5.3** Maintain connection between industrial activities and key road* and rail corridors in the District*.

A1 BUILT ENVIRONMENT

DEV - Marton Industrial Development Area (MIDA)

DEV-O1

Provide for industrial activities at the MIDA that achieve sustainable transport outcomes by locating adjacent to a rail siding connection to the North Island Main Trunk and State Highway 1, on the north side of Mākirikiri Road whilst ensuring that the Development Area is serviced by infrastructure, and that adverse effects are avoided, remedied or mitigated to protect the existing rural amenity values, safety and quality of the local environment.

DEV-O2

Development does not adversely affect the persistence of the local long-tailed bat population.

Policies

DEV-P1 Provide for industrial activities listed in DEV-R2 with an operational need to be near the NIMT and SH1, that are in general accordance with the MIDA (Appendix 1), that comply with the Development Area Standards and provide for mitigation of effects on the environment including noise, existing rural landscape and visual amenity, ecology, light spill and glare, transport, traffic safety, land contamination, dust, odour and essential infrastructure.

DEV-P2 Ensure that industrial activities with an operational need to be near the NIMT and SH1, but not in general accordance with the MIDA (Appendix 1) or do not comply with the Development Area Standards, maintain the amenity and ecological values of the surrounding Rural Zone, avoid significant adverse effects beyond the boundary and achieve the provision of efficient, safe and resilient infrastructure services within the MIDA by achieving the following:

1. Avoid industrial activities that do not demonstrate an operational need to be near the NIMT or SH1, excluding industrial service activities* located in general accordance with the MIDA*.
2. The MIDA maintains road linkages to Mākirikiri Road.

3. The MIDA manages and enhances stormwater and water quality to ensure *hydrological neutrality for each development within it, resulting in improved hydrological functioning for the MIDA footprint, to avoid the effects of flooding beyond the MIDA.
4. Industrial development and associated infrastructure are designed, as far as practicable, to work with the existing rural landscape.
5. The development avoids access directly onto State Highway 1. Legal and/or physical access to sites in the MIDA* via any existing access directly onto State Highway 1, is to be avoided.
6. Adverse transportation effects (including demand generation) on the State Highway 1/ Mākirikiri Road, State Highway 3/ Mākirikiri Road or Mākirikiri Road/Wellington Road intersections are avoided by completion of the works specified in MIDA Stage 2.1 and additional mitigation where standards **DEVS1.3 General Standards or DEV-S3 Light and Heavy Vehicle Traffic** are not complied with.
7. Avoid development that is likely to exceed light and heavy vehicle thresholds and daily two-way traffic distribution set out in DEV-S3, except where a further traffic impact assessment confirms that the road network safety and capacity effects of further development within MIDA will be avoided or mitigated by the implementation of specific recommended measures.
8. Acoustic and vibration effects on the existing Rural Zone amenity values are avoided by works or design where standard DEV-S4 Noise Thresholds is exceeded.
9. Dust amenity effects on sensitive receivers in the existing Rural Zone are avoided by demonstrating compliance with the Manawatu-Whanganui Regional Council One Plan.
10. The MIDA does not adversely affect provision of critical infrastructure within the MIDA* including the electricity and fibre distribution networks.
11. Identified ecological planted corridors are to be established and maintained (by RDC or the landowner) in the MIDA* and the adjacent Rural Zone (to the north, west and east of the MIDA) as detailed in Appendix 1-1 and the Landscape Mitigation Plan, Appendix 1-3.

A1 BUILT ENVIRONMENT continued

DEV -Marton Industrial Development Area (MIDA)

- DEV-P3** Vehicle access to, from and within the MIDA* maintains or improves the safety and efficiency of the local and national roading network with access restricted to Mākirikiri Road only.
- DEV-P4** Apply light and heavy vehicle generation standards for the MIDA* as set out in DEV-S3, and monitor actual traffic generated by MIDA at regular development intervals.
- DEV-P5** In considering applications for industrial activities under Policy DEV-P2, a precautionary approach must be taken to minimise the potential adverse effects of noise and vibration, dust, odour and other emissions on sensitive land uses existing at (Operative Date) in the adjacent Rural Zone.
- DEV-P6** Ensure that a Marton Industrial Development Area Comprehensive Monitoring Framework (MIDACMF) is developed to measure and report on the cumulative effects on the environment of the construction and operation of the Development Area.
- DEV-P7** Ensure that an effective community liaison mechanism is established as a means of engagement with the community in relation to construction and operation of industrial activities at the MIDA.
- DEV-P8** Protect significant habitat for long-tailed bats and require enhancement of ecological values, including through the preparation and implementation of an Ecological and Landscape Management Plan (ELMP), recognising that exotic trees and vegetation may provide significant habitat.
- DEV-P9** The MIDA maintains or enhances riparian landscape, ecological and natural character values adjacent to streams at the development site by:
1. Establishing best practice erosion and sediment control both during and after construction works;
 2. Maintaining or enhancing existing planting along stream channels to provide sediment filtration and retention along riparian zones.
 3. Riparian enhancement planting along all diverted riparian habitats, including native species known to encourage invertebrates which bats feed on.
- DEV-P10** Buildings associated with industrial activities must be designed to integrate into the wider landscape to maintain the existing rural landscape character and amenity values.

A2 NATURAL ENVIRONMENT

Rural Amenity

Issue 6 The character and amenity values of the rural environment (other than areas separately identified in this plan as having special landscape qualities) are largely derived from the predominance of agricultural production activities, open space, and cultural landscapes with natural character.

Issue 7 Primary production inevitably generates effects. Amenity effects, or potential adverse health effects, encompass 24 hour harvesting operations, noise associated with animals or with cropping, plantation shading, and odour, which may not be compatible with more sensitive land uses. It is, however, important that more sensitive activities do not create inappropriate conflicts with or constrain primary production.

OBJECTIVE 6

Maintain the largely primary production qualities of the Rural Zone and manage land use so that character and amenity values are not compromised.

OBJECTIVE 7A

Ensure that activities dissociated from primary production or meeting the needs of rural communities are minimised, and, where those activities do occur, manage them to avoid or mitigate potential conflicts with primary production activities.

OBJECTIVE 7B

Maintain the outstanding natural features and landscapes recognised within the Plan and protect them from inappropriate subdivision, use, and development.

Policies

- A2-1.1** Enable primary production with limited controls.
- A2-1.2** Avoid, remedy or mitigate any adverse effects of shading of land, public roads or buildings caused by shelterbelts, plantations or buildings on adjacent property.
- A2-1.3** Avoid, remedy or mitigate any adverse effects on residential properties and road safety caused by inappropriate night lighting or light glare.
- A2-1.4** Preserve the largely open space and unbuilt nature of the rural environment, and maintain the distinctive cultural landscapes associated with the predominance of primary production.
- A2-1.5** Require separation distances between rural dwellings and other rural activities such as intensive farming, forest planting, effluent holding ponds and oxidation ponds to minimise any adverse effects on those dwellings.
- A2-1.6** Avoid the fragmentation of rural land for residential development.
- A2-1.7** Avoid, remedy or mitigate any adverse effects on outstanding natural features and landscapes listed in Schedule C4 and on the margins of rivers, lakes and wetlands from inappropriate activities, including earthworks, subdivision, development and use.
- A2-1.8** Recognise that signs play an important role in the District for advertising local businesses, but that some control on signs is needed in order to protect amenity and ensure traffic safety is not compromised.
- A2-1.9** Avoid signage in the Rural and Rural Living Zones where it is not related to a business, service or activity that is located within the Rangitikei District.

A2 NATURAL ENVIRONMENT continued

Rural Zone

Issue 8 The District^{*} is dependent on primary production^{*} to thrive. It is a priority for the District^{*} to enable and support successful primary production^{*} activities, by ensuring that the productive capacity of rural land, including land used in intensive production, is managed efficiently and sustainably.

Issue 9A Unrestricted rural lifestyle development within rural areas would have significant adverse effects on primary production^{*}, outstanding natural features and landscapes, rural character, transport networks, and demand on services. It is necessary to ensure that provision of rural lifestyle development is located close to existing townships and in specified areas to avoid haphazard rural residential development and limit the loss of versatile soils.

Issue 9B Provide for the continuation of existing primary production^{*} activities within outstanding natural features and landscapes as identified in Schedule C4.

OBJECTIVE 8

Sustainable management of the versatile soils of the District to ensure their ongoing productive capability.

OBJECTIVE 9

Rural lifestyle living is provided for in specified areas.

Policies

A2-2.1 Establish two zones called the Rural Living Zone and the Rural Zone.

A2-2.2 Provide a Rural Living Zone around the settlements of Marton, Bulls, Taihape and Hunterville that:

- a) enables rural residential scale allotments^{*};
- b) requires a minimum lot size to minimise the loss of versatile soils;
- c) enables a range of rural and residential activities; and
- d) preserves aspects of rural amenity[^] while providing a transition to the urban environment.

A2-2.3 Provide a Rural Zone for most of the District^{*} that:

- a) maintains the predominant primary production^{*} nature of the District^{*};
- b) avoids residential and rural residential development^{*} dissociated from primary production^{*};
- c) maintains the open space^{*} and protects outstanding natural features and landscapes that are distinctive of the District^{*}.

Water Surfaces and Margins

Issue 10 Landscape, ecological and amenity[^] values of lakes^{*}, rivers^{*}, wetlands[^] and their margins are derived from their natural science, perceptual and associational qualities, including distinctive cultural connections for Tangata Whenua[^]. Where these qualities are compromised through inappropriate use and development, then the landscape, ecological and amenity[^] values are also compromised.

OBJECTIVE 10

Protection of:

- a) the landscape, ecological and amenity[^] values of the surface of lakes^{*}, rivers^{*}, wetlands^{*} and their margins; and
- b) identified surface water and their margins within the District that form part of outstanding natural features and landscapes.

Policies

- A2-3.1** Enable the use of the surfaces of water in lakes^{*}, rivers^{*} and wetlands[^] for recreational and other purposes, provided the adverse effects of these activities on landscape, ecological and amenity[^] values of the rivers^{*}, lakes^{*}, wetlands[^] and their margins and water quality are avoided, remedied or mitigated.
- A2-3.2** Mitigate or avoid the effects of surface water use by motorised craft, including noise, traffic and conflict between users, at sites^{*} where such use has an impact on amenity[^] values or the environment.
- A2-3.3** Avoid removal of indigenous vegetation^{*} from the margins of rivers^{*}, lakes^{*} and wetlands[^].

Public Access to Rivers, Lakes, Wetlands, and the Coast

Issue 11 Maintaining public access to and along the open space margins of rivers, lakes, wetlands[^] and the coast.

OBJECTIVE 11

Public access is required along the margins of rivers, lakes, wetlands and the coast where it is practicable and achievable in any subdivision[^] or development.

Policies

- A2-4.1** Consider provision of public access to rivers and their margins, and the coastal margins, particularly in the context of subdivision[^] in these areas.
- A2-4.2** Maintain existing public access to open spaces^{*}, and along the coast, lakes^{*} and river margins.

Coastal Environment

Issue 12 Coastal settlements in the District* are prone to coastal hazards and loss of special character value and these issues are separately addressed in the plan. The remaining issue is the limit on development as a result of capacity constraints in essential reticulated services.

OBJECTIVE 12A

Further urban development in coastal settlements must demonstrate that the development can be connected to essential services*.

OBJECTIVE 12B

Preservation of the natural character of the coastal environment and protection from effects of inappropriate subdivision, use and development.

Policy

- A2-5.1** Avoid urban development* in coastal settlements where that development* cannot be connected to essential reticulated services.
- A2-5.2** Ensure that subdivision, use and development in the coastal environment is designed and managed to avoid adverse environmental effects on the natural character of the area.

Outstanding natural features and landscapes

Issue 13 The values of outstanding natural features and landscapes (ONFL) within the District* are at risk from significant effects, alteration, damage or destruction from land use activities, including primary production activities, major network utility development, renewable energy* development, significant earthworks and/or the removal of indigenous vegetation.

OBJECTIVE 13

Protect outstanding natural features and landscapes from inappropriate subdivision, use and development.

Policies

- A2-6.1** Outstanding natural features and landscapes (ONFL) of the District are identified on the planning maps and Schedule C4. Schedule C4 details the known important qualities, values and characteristics associated with these ONFL.
- A2-6.2** Activities proposed to be undertaken within areas identified in Schedule C4 must consider the effects and impacts on the qualities, values, and characteristics of the ONFL using the assessment factors set out in Schedule C4, which include:
 - a) Natural science factors
 - b) Aesthetic values
 - c) Expressiveness (legibility)
 - d) Transient values
 - e) Shared and recognised values
 - f) Cultural and spiritual values for Tangata Whenua
 - g) Historical associations.
- A2-6.3** Avoid any significant adverse cumulative effects on the qualities, values and characteristics of ONFL identified in Schedule C4.
- A2-6.4** Avoid subdivision within outstanding natural landscapes and features identified in Schedule C4

A2 NATURAL ENVIRONMENT

continued

- A2-6.5** Avoid activities, including structures[^], primary production[^] and earthworks[^] within ONFL identified in Schedule C4 that have significant adverse effects on the identified qualities, and characteristics of the ONFL by limiting the intensity, scale and character of activities to that which can be absorbed into the ONFL.
- A2-6.6** Avoid removal of indigenous vegetation[^] from riparian margins that form part of an ONFL as identified in Schedule C4, where the removal would have a significant adverse effect on the special character of those riparian margins[^].
- A2-6.7** Provide for the continuation of existing primary production activities within outstanding natural features and landscapes as an existing use right where the effects of such land use on the key attributes of the outstanding natural features and landscapes (as identified within Schedule C4) remain the same or similar in character, intensity or scale;
- A2-6.8** Ensure that, where a transmission line activity is to locate within an ONFL, both the functional, operational or technical constraints and the adverse effects of this activity have been considered on the ONFL identified in Schedule C4.

Notable trees and culturally significant flora

Issue 14 **Notable trees and culturally significant flora contribute significantly to the amenity[^] values of the District[^], and lack of community awareness and recognition of their significance may lead to their damage or loss.**

OBJECTIVE 14

Notable trees and culturally significant flora are identified, conserved and maintained, and their amenity[^] values are recognised.

Policies

- A2-7.1** Require the protection and conservation of significant notable trees, as identified in Schedule C2 of the District Plan, from inappropriate subdivision[^], use and development[^].
- A2-7.2** Require the conservation of flora that has cultural significance for Māori and is within the conservation estate or is on publicly owned land.
- A2-7.3** Encourage public awareness and recognition of notable trees.

A3 CULTURAL AND HERITAGE CHARACTER

Tangata Whenua

Issue 15 If the relationship Tangata Whenua[^] have with their ancestral lands, water, sites, waahi tapu, and other taonga are not specifically identified and acknowledged when establishing an inventory of key natural and physical resources and establishing objectives, policies and rules for land use management, then there are adverse effects on the relationship between Tangata Whenua[^] and those natural and physical resources.

OBJECTIVE 15

To recognise and provide for the relationship of Tangata Whenua[^] with their ancestral lands, water, sites, waahi tapu and other taonga.

Policies

- A3-1.1** Provide for the relationship between Tangata Whenua and landscapes of cultural significance within the district through the development of non-statutory methods that ensure associative values are recognised and protected long-term.
- A3-1.2** Recognise the role of Tangata Whenua as kaitiaki[^] of key natural and physical resources with which they have a strong ancestral relationship, by ensuring that their views are sought on applications that may materially affect key natural and physical resources, particularly those sites identified in Schedule C1.
- A3-1.3** Enable development to encourage iwi, hapu and whanau to resettle within the District and reconnect with the land, provided that the adverse effects of development, subdivision and use are avoided or appropriately managed.
- A3-1.4** Collaborate with iwi on the identification and appropriate protection of sites of significance to Tangata Whenua.

Heritage Protection

Issue 16 Achieve the management and protection of historic heritage while ensuring that new possibilities and new uses of that heritage are not constrained in a way that impedes the social, economic and cultural wellbeing of communities.

OBJECTIVE 16A

Identify examples of historic, cultural and other sites that reflect the District's heritage and cultural amenity[^], and provide for the management of those resources in a way that sustains the social, cultural and economic wellbeing of current and future communities.

OBJECTIVE 16B

Recognise and provide for the protection of identified heritage values at building and heritage precinct levels.

Policies

- A3-2.1** Ensure known examples of historic heritage^{*} are recognised in the District^{*}, and listed in Schedule C3A.
- A3-2.2** Enable the protection, conservation and adaptive reuse of historic heritage^{*} and the protection and conservation of heritage values listed in Schedule C3A and C3B of the Plan.
- A3-2.3** The historical, cultural and physical heritage values of buildings contained in Schedule C3B are recognised and provided for in resource consent decision-making.
- A3-2.4** Interior heritage values and exterior heritage values (other than those physical heritage values listed in Schedule C3B) are given regard to in resource consent decision making.
- A3-2.5** Proposals to redevelop, modify, demolish or partially demolish heritage buildings in the Marton heritage precinct (as listed in Schedule C3B) shall assess the effects on overall precinct values.
- A3-2.6** Proposals to redevelop, demolish or partially demolish buildings in the Marton heritage precinct (as listed in schedule C3B) shall be assessed by a design panel facilitated by Council to inform resource consent decision-making processes (see note 1).

A3 CULTURAL AND HERITAGE CHARACTER continued

A3-2.7 If, after considering the economic feasibility of all reasonably practicable options, all adverse effects of a proposal cannot reasonably be avoided, remedied or mitigated, heritage offsets for any remaining adverse effects will be considered.

A3-2.8 Heritage offsets must adhere to the following principles:

- a) Heritage offsets must be enduring. As such, they should be secured in perpetuity by appropriate legal mechanisms, and
- b) Heritage offsets must address all residual effects that remain after all reasonably practicable measures are in place to avoid, remedy, or mitigate effects, and
- c) Heritage offsets cannot account for deferred maintenance arising from wilful neglect or unconsented work, and
- d) Offsets must be determined using sound methodologies, fully documented and undertaken by appropriately qualified heritage specialists, and
- e) Offsets shall not be considered where the adverse effects apply to a Category 1 place, waahi tapu or other site of significance to Māori, or to a historic building or area outside the Marton township, and
- f) The heritage building or heritage site receiving the benefit from the heritage offset must be within the Marton heritage precinct, and
- g) The design and implementation of heritage offsets and communication of the results to the public shall be undertaken in a transparent and timely manner.

Note 1: The design panel is:

- Formed on a case-by-case basis for each project.
- Council funded.
- An expert panel, comprised of at least three experts and a Council appointed facilitator, including, but not limited to:
 - Nominee from the New Zealand Institute of Architects Western Branch.
 - Nominee from Heritage New Zealand and/or the Whanganui Regional Heritage Trust.
 - Experts from the field of heritage architecture, urban design, building engineering or quantity surveying, as required.
- Able to provide verbal and written advice to applicants and decision makers.
- Required to apply the objectives and policies of the Rangitikei District Plan heritage provisions as the foundation for reporting.

Note 2: When considering heritage offsets, applicants are advised that there are situations where particular adverse effects on historical and cultural heritage values cannot be offset due to the irreplaceability significance and/or uniqueness of the historical or cultural heritage value and/or the extent of the adverse effect. Applicants are strongly recommended to consult with Heritage New Zealand at the outset of any project planning.

A4 HAZARDS

Natural Hazards

Issue 17 As a result of the geophysical characteristics of the District, parts of the District are prone to natural hazard events, with land instability and flooding the most common. The risk and severity of impact of natural hazards on people, property and the environment may be increased by land use.

OBJECTIVE 17

The adverse effects of natural hazards on people, property, infrastructure and the wellbeing of communities are avoided or mitigated.

Policies

- A4-1.1** Significant natural hazards will, where there is a known high probability or high potential impact from an event's predicted effects, be identified on planning maps as Natural Hazard Area 1 or Natural Hazard Area 2.
- A4-1.2** Avoid subdivision, new structures, activities, or an increase in the floor area of existing structures or activities in Natural Hazard Area 1 unless the resulting risk, including residual risk, to people, property, infrastructure and the wellbeing of communities is no more than minor, and is achieved through:
- Specifically designed avoidance or mitigation measures; or
 - The character or scale of the subdivision, structure or activity.
- A4-1.3** Allow subdivision, the establishment of new structures or activities, or an increase in the scale of any existing structures or activities in areas that are shown on the Planning Maps as being within Natural Hazard Area 2, provided any natural hazard is avoided or mitigated.
- A4-1.4** Avoid where practicable the siting of Critical Infrastructure and services within areas of significant risk from natural hazard events.

A4-1.5 Manage the effects of natural hazards caused by long-term shifts in climate and changes in sea-level by setting minimum floor levels, designing flood avoidance or mitigation measures, and through the design and construction of network utilities.

A4-1.6 Avoid structures and activities that are likely to reduce the effectiveness of existing works, structures, natural landforms or other measures which serve to mitigate the effects of natural hazard events.

A4-1.7 Manage the use, storage, transportation and disposal of hazardous substances in areas subject to natural hazards to avoid or mitigate potential adverse effects caused by hazardous substances during natural hazard events.

A4-1.8 Avoid new habitable buildings or a significant increase in the floor area of existing habitable buildings in the Taihape West Slip Zone.

Hazardous Substances

Issue 18 Inappropriate storage, use, and transportation of hazardous substances has the potential to cause damage to the environment, including ecosystems, and to human health and property.

OBJECTIVE 18

Storage, use, containment, and transportation of hazardous substances is carried out in a manner that protects the environment from adverse effects, such as contamination, toxic discharge and pollution.

Policies

A4-2.1 Hazardous facilities are to be designed, located, constructed and managed to avoid or mitigate adverse effects, including potential risks, to the environment or to human health.

Contaminated Land

Issue 19 Inappropriate use or development, or change of use, or intensification of activity on existing contaminated sites in the District may adversely affect the environment and human health.

OBJECTIVE 19

Contaminated land is used, subdivided, developed or managed in a way that avoids or mitigates adverse effects on the environment and human health.

Policies

A4-3.1 Avoid the subdivision, use or development of land that is contaminated by hazardous substances unless the District Council is satisfied that management, mitigation, or remedial measures are or will be sufficient to address any adverse effects on environmental or human health and are in accordance with the NES for Assessing and Managing Contaminants in Soil to Protect Human Health.

A5 INFRASTRUCTURE

Network Utilities

Issue 20 Network utilities* provide important services for the people of the District*, enabling people and communities to provide for their social, economic and cultural wellbeing. Network utilities* have specific technical and locational requirements that may limit their location options. These network utilities* can have adverse effects on the environment and place restrictions on existing land uses.

Issue 21 The safe and efficient operation and maintenance of network utilities* can be put at risk by inappropriate subdivision^, use and development (through reverse sensitivity effects).

OBJECTIVE 20

Ensure network utilities are designed, located, constructed, operated, maintained and upgraded to:

- a) Avoid, remedy or mitigate adverse effects on the environment;
- b) Ensure the efficient use of natural and physical resources.

OBJECTIVE 21

Protect the safety and operation of network utilities from the adverse effects of other land use activities.

OBJECTIVE 21A

Industrial, Residential and Commercial development* must demonstrate that it can be designed in a manner to avoid sensitive activities* occurring near National Grid transmission lines.

Policies

A5-1.1 Enable the establishment, operation and maintenance of network utilities*.

A5-1.2 Encourage network utility operators^ to co-locate with other activities or to locate within the existing roading network where possible to minimise cumulative effects.

A5-1.3 Ensure that new or expanded network utilities* are located underground in urban areas wherever practicable.

A5-1.4 Avoid, remedy or mitigate adverse effects of network utility* services on heritage features, outstanding natural features and landscapes, in particular their qualities, values and characteristics and the natural character of the area.

A5-1.5 Ensure that any planting and plant maintenance does not interfere with essential infrastructure, including transmission and sub-transmission networks.

A5-1.6 Ensure the safe operation of critical infrastructure and network utilities* by ensuring that appropriate separation distances are maintained.

A5-1.7 Ensure that subdivision^, use and development* does not compromise the ability of network utilities* to function.

A5-1.8 Ensure that development is designed to avoid adverse effects on the operation, maintenance, upgrading and long-term development of National Grid transmission lines.

A5-1.9 Avoid the development of sensitive activities* in areas under and adjacent to National Grid transmission lines.

A5-1.10 The reverse sensitivity effects generated by land development, particularly sensitive activities*, near National Grid transmission lines must be managed in order to avoid, remedy or mitigate the adverse effects on both the safe, secure and efficient use and development of the transmission network and the safety and amenity values of the community.

Renewable Electricity Generation

Issue 22A Concerns over the potential effects of global warming and climate change will continue to lead to national and international policy directives to increase the proportion of electricity generation* from renewable electricity sources. The use of renewable electricity resources in rural locations is likely to be an increasing feature in the District*. The challenge for the District* is to find a balance between enabling such developments so that Rangitikei plays its part in minimising the impacts of climate change whilst managing the effects of development on the essential character of the District*.

Issue 22B The rurally isolated nature of many of the District's* smaller communities and settlements means that it is essential for many to be able to have "off-grid" lifestyles. Therefore, domestic renewable electricity generation* should be enabled.

Issue 22C Subdivision, land use and development can, through reverse sensitivity effects lead to adverse effects on the safe and efficient operation of consented or existing renewable electricity generation activities.

Policies

- A5-2.1** Enable the use and development* of a range of renewable electricity generation* methods in a manner that avoids, remedies or mitigates adverse environmental effects.
- A5-2.2** Enable the use and development* of a range of renewable electricity generation* methods at domestic scales in a manner that avoids, remedies or mitigates adverse environmental effects.
- A5-2.3** Ensure that the technical and location requirements of new renewable electricity generation*, and reverse sensitivity effects on the existing environment are considered.
- A5-2.4** Avoid renewable electricity generation developments within outstanding natural features and landscapes where the effects on the quality, values and characteristics of the feature or landscape would mean that they would no longer qualify as an ONFL if reassessed using the schedule of Assessment Factors identified in C4.
- A5-2.5** Ensure that regard is had to the local, regional and national benefits to be derived from renewable electricity generation* activities.
- A5-2.6** Avoid, remedy or mitigate adverse sensitivity effects that potentially affect consented or existing renewable electricity generation activities.

OBJECTIVE 22A

Ensure that the development of renewable electricity generation* is designed, located, constructed, operated, maintained and upgraded to:

- a) Avoid, remedy or mitigate adverse effects on the environment, in particular the District's outstanding natural features and landscapes;
- b) Promote the local, regional, and national benefits of the use and development of renewable energy resources at various scales.

OBJECTIVE 22B

Enable domestic scale renewable electricity generation* in the Rural and Rural Living zones.

OBJECTIVE 22C

Avoid, remedy or mitigate adverse sensitivity effects on the safety and efficiency of consented or existing renewable electricity generation activities.

A5 INFRASTRUCTURE continued

Transport

Issue 23 Protect the safety and efficiency of the District's* transport networks from inappropriate use and development.

OBJECTIVE 23

Ensure that the safety and efficiency of the existing transportation network is maintained, and that additions to the network complement the existing network.

Policies

- A5-3.1** Require all new roads[^] to have functionality appropriate to the Roding Hierarchy.
- A5-3.2** Recognise the importance of maintaining the safety and efficiency of the District's* Strategic and Arterial land transport networks, including the rail network.
- A5-3.3** Require all new subdivisions[^] and developments[^] to provide infrastructure and facilities for non-motorised transport users, to minimise any adverse effect on the safety or convenience of users.
- A5-3.4** Require satisfactory sight lines for vehicles at railway crossings, at intersections and at property entrances and exits.
- A5-3.5** Require the provisions of the Council's Subdivision and Development Code of Practice to be met when designing new roads[^].
- A5-3.6** Avoid development of sensitive land that compromises the safety and efficiency of the District's Strategic and Arterial land transport networks, including the rail network.

A6 SPECIAL ASSESSMENT POLICIES

Subdivision and Development

There is not currently a significant demand for subdivision[^] in the District^{*}. Consequently, the District Plan provides a degree of flexibility as to the form of subdivision[^] in the urban zones. In the Rural Zone the Plan seeks to protect the zone's existing predominant primary production^{*} and open space^{*} character. Below are a set of additional assessment policies that will inform the exercise of discretions provided for in the rules.

Assessment policies for subdivision

A6-1.1 When assessing a subdivision[^] application, regard must be had to the objectives and policies in the natural hazards[^], transportation and the natural environment sections of the Plan and the provision of public access to rivers, lakes, wetlands and the coast where appropriate.

Residential subdivisions

A6-1.2 Infill^{*} subdivision[^] in the Residential Zone that meets the standards for restricted discretionary activities will generally be granted consent subject only to conditions where the allotment^{*}:

- a) is to be connected to reticulated essential services;
- b) allows for each dwelling^{*} to be isolated from services for maintenance and repair;
- c) can accommodate residential development^{*} in accordance with the requirements of the District Plan;
- d) can provide connection to the roading network that is safe and efficient; and
- e) is capable of being adequately serviced with electricity.

A6-1.3 Greenfield^{*} subdivision[^] in the Residential Zone should be designed in a manner that ensures:

- a) that the size and shape and arrangement of lots meets the standards for restricted discretionary activities and generally provides for good pedestrian and vehicular access, and sunlight;

- b) the development^{*} is fully serviced and connected to the Council's reticulated essential services, and is connected in a manner that allows for the services to be isolated for maintenance and repair;
- c) that connection to the roading network is safe and efficient in a manner that provides for sufficient network connectivity;
- d) that development is designed, located and managed in such a way as to avoid, remedy or mitigate conflicts with existing network utilities;
- e) that development in proximity to an electricity transmission corridor ensures the safe and efficient use and development of the electricity transmission network and the safety and amenity values of the subdivision; and
- f) that all sites created by subdivision demonstrate that they are capable of being adequately serviced with electricity.

A6-1.4 While residential density requirements in the District Plan express a minimum lot size which is known to be sufficient to provide for residential amenity[^], smaller lot sizes may be allowed where it can be shown by an accompanying application for the construction of a dwelling(s)^{*} that the higher density makes sufficient provision for the amenity[^] of future residents and adjoining neighbours.

Rural subdivisions

A6-1.5 Subdivision[^] into allotments^{*} of less than 10 hectares should be avoided, where versatile soils exist as defined in the NZLR LUC as being Class 1 and 2 land, to prevent residential development^{*} on the most versatile soils in the District^{*} and to maintain the primary production^{*} use and character of this land. The minimum lot size will be the principle mechanism for protecting these versatile soils and ensuring that the productive capacity of these soils is preserved for future generations.

A6 SPECIAL ASSESSMENT POLICIES continued

A6-1.6 Where land proposed to be subdivided does not contain class 1 and class 2 land, only limited subdivision is provided for.

A6-1.7 Development shall be managed to avoid incompatible development and reverse sensitivity effects upon existing network utilities.

Transport

Given the nature and shape of some allotments*, and the nature of the roading network in the District*, subdivisions^ and development* may not readily meet the requirements for parking, loading and sight distances for vehicle and rail level crossings.

Below are a set of additional assessment policies that will inform the assessment of consent applications.

Assessment policies for transport

A6-2.1 For sight distances that do not meet the vehicle access permitted activity^ standards, Council will use the standards set down in the New Zealand Transport Agency's Traffic Control Devices Manual.

A6-2.2 Where the sight distance is below the New Zealand Transport Agency's Traffic Control Devices Manual requirements, an assessment from a suitably qualified and experienced traffic engineer will be required.

A6-2.3 For sight distances that do not meet the rail level crossing permitted activity standards, Council will use the standards set down in the New Zealand Transport Agency's Traffic Control Devices Manual. If the available sight distance is a greater distance than specified in the New Zealand Transport Agency Traffic Control Devices Manual then the Council will generally grant the consent.

A6-2.4 Where the sight distance is below the New Zealand Transport Agency's Traffic Control Devices Manual requirements, further assessment will need to be undertaken by the New Zealand Railways Corporation.

A6-2.5 The Council will consider reductions in parking provision where:

- a) it can be demonstrated that the demand for parking generated by each activity does not occur simultaneously and that the operational hours or arrangements of those activities allow for sharing of parking spaces; or
- b) the required parking may be provided on a nearby site, provided that site is close enough to the site of the activity to effectively accommodate the demand for parking that is expected to be generated by the activity.

A6-2.6 The Council will consider reductions in loading area provision where:

- a) it can be demonstrated that the demand for loading space generated by each activity does not occur simultaneously, and that the operational hours or arrangements of the multiple activities that exist on a site allow for the sharing of loading spaces; or
- b) loading facilities are sufficient to serve the needs of the operations or activities undertaken on the site.

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