

Appendix 8: Assessment of District Plan Objectives and Policies

Under Schedule 4, Clause 2(g) of the RMA, the following is an assessment of the proposed plan change against the relevant objectives and policies of the Selwyn District Plan.

Natural resources

Objective B1.1.2

New residential or business activities do not create shortages of land or soil resources for other activities in the future.

The location and size of the application site means that it will not significantly reduce the land and soil resources available for other activities.

Policy B1.1.1

Ensure activities do not contaminate soil.

The proposed plan change will not result in land uses that contaminate soil.

Policy B1.1.3

Avoid adverse effects on people's health or well-being from exposure to contaminated soil.

A PSI of the application site has been completed and concludes it is safe for the proposed zoning and associated permitted uses, subject to appropriate remediation.

Policy B1.1.5

Ensure activities do not create unstable land.

A geotechnical investigation of the site has been undertaken and confirmed it is suitable for the uses proposed and is unlikely to create unstable land.

Policy B1.1.8

Avoid rezoning land which contains versatile soils for new residential or business development if:

- the land is appropriate for other activities; and
- there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.

As has been discussed previously, most of the land around Darfield Township is reasonably versatile by virtue of being located on the Canterbury Plains, and therefore may not meet the first part of Policy B1.1.8. However, given the location of the proposed plan change adjoining existing and proposed developments of the township, and given this area is not more or less versatile than other areas adjoining the township, it is considered that the proposal site is an appropriate location for the expansion of the township. Further, it is noted that the site has been identified as appropriate for residential activity as evidenced in the Malvern Area Plan DAR6 demarcation. It is for these reasons that the proposal is consistent with the second part of Policy B1.1.8.

While the proposal does constitute a minor loss in versatile soils, it is considered to be an appropriate area for the development of Darfield due to its location, because it is outside any hazard zones, and the decreased probability of liquefaction induced ground damage (i.e. subsidence and inundation) with the underlying ground conditions exhibiting a competent and stable nature. Therefore, the application is considered to be consistent with Objective B1.1.2 and Policy B1.1.8.

Objective B1.2.1

Expansion of townships in Selwyn District maintains or enhances the quality of ground or surface water resources.

As has been discussed in the servicing section of this application, stormwater and wastewater can be managed in a manner that maintains the quality of groundwater resources. Furthermore, the site is not precluded from being part of any future sewer reticulation in Darfield should this occur. Appropriate provisions for water supply to increase the availability of water can be made without adversely affecting ground water resources. Therefore, the application is considered to be consistent with Objective B1.1.2 and Policy B1.1.8.

Objective B1.2.2

Activities on land and the surface of water in Selwyn District:

- Do not adversely affect ground or surface water resources;
- Do not adversely affect waahi tapu or waahi taonga;
- Maintain or enhance the ecological and habitat values of waterbodies and their margins;
- Maintain or enhance the water quality and ecological values of sites of mahinga kai (food gathering); and
- Promote public access along rivers and streams, where appropriate.

The proposal includes the disposal of stormwater and wastewater to ground in a manner that does not have an adverse effect identified in Objective B1.2.2 and will be subject to the provisions of Environment Canterbury's Land and Water Regional Plan. The application site is not identified or recorded as containing any waahi tapu or waahi taonga sites.

Policy B1.2.1

Ensure all activities in townships have appropriate systems for water supply, and effluent and stormwater treatment and disposal to avoid adverse effects on the quality of ground water or surface waterbodies.

The proposed rezoning will result in a future residential expansion area for the township of Darfield. The servicing assessment provided as part of this Plan Change identifies that a solution for water supply, wastewater disposal and stormwater disposal can be achieved without having an adverse effect on the quality of ground water or surface waterbodies. The Plan Change does not preclude reticulated sewer disposal should it become available for Darfield in the future.

Policy B1.2.2

Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting groundwater or surface waterbodies.

The proposed rezoning will result in a future residential expansion area for the township of Darfield. The servicing assessment provided as part of this Plan Change identifies that a solution for water supply, wastewater disposal and stormwater disposal can be achieved without having an adverse effect on the quality of ground water or surface waterbodies. The Plan Change does not preclude reticulated sewer disposal should it become available for Darfield in the future.

Policy B1.2.3

Require the water supply to any allotment or building in any township, and the Living 3 Zone, to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships, except for sites in the existing Living 1 Zone at Doyleston.

Water to augment the existing Darfield supply will be required to meet this standard before it can be connected. Groundwater in the area has already been sourced to supply Darfield that meets this standard.

Policy B1.2.4

Recognise and promote the need for protection zones around water supply bores, to reduce the risk of contamination from land uses.

Any new water bore to facilitate the expansion of Darfield will be required to have a protection zone. There is ample room within the application site to provide this if required.

Objective B1.4.1

The expansion of townships does not adversely affect the values of outstanding natural features and landscapes.

There are no outstanding natural features identified on the site or in the immediate surrounding area. Therefore, the proposal is consistent with this Objective.

Objective B1.4.4

The distinction between the landscapes of the rural area and townships on the Canterbury Plains is maintained.

The proposed plan change will enable the development of residential allotments and a business zone adjoining an existing township and will be bounded by roads on the northern and eastern edges. This will provide distinction to the edge of the township and the adjoining rural land, thus remaining consistent with Objective B1.4.4.

Physical Resources

Objective B2.1.1

An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.

Objective B2.1.2

An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses, and to avoid "reverse sensitivity" effects on the operation of transport networks.

Objective B2.1.3

Future road networks and transport corridors are designed, located and protected, to promote transport choice and provide for: a range of sustainable transport modes; and alternatives to road movement of freight such as rail.

The Integrated Transport Assessment for the proposed plan change has identified that the effects on the surrounding road network can be accommodated without capacity or efficiency issues arising. This includes the realignment of Creyke Road to improve safety and efficiency, pedestrian connections to external sites, and a future road connection to integrate with potential future development to the west. No direct access to the State Highway is proposed to avoid adverse effects on the operation of that network. The proposal is considered to be consistent with Objectives B2.1.1, B2.1.2 and B2.1.3.

Objective B2.1.4

Adverse effects of land transport networks on natural or physical resources or amenity values, are avoided, remedied or mitigated, including adverse effects on the environment from construction, operation and maintenance.

Policy B2.1.3

Recognise and protect the primary function of roads classified as State Highways and Arterial Roads in Part E, Appendix 7, to ensure the safe and efficient flow of 'through' traffic en route to its destination.

The proposal will gain entrance from Creyke Road on the eastern boundary. There will be a through connection to the adjoining Living 2A Deferred zone to the west. There will be no connection directly from the state highway network to the application site, to ensure the efficiency of the network is maintained. It is considered the proposal is consistent with Objective B2.1.4 and Policy B2.1.3.

Policy B2.1.4(a)

Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:

- *the number and type of vehicle movements generated by the activity;*
- *the road classification and function; and*
- *any pedestrian, cycle, public transport or other access required by the activity.*

Policy B2.1.4(b)

Avoid adverse effects on the safe flow of traffic along State Highways and Arterial Roads from new property access, where the speed limit is more than 70 km/hr.

The proposal will enable all future allotments to have access to a legal road. The proposed new road through the site will provide access for the residential allotments. Internal footpaths, pedestrian and cycle access will provide a range of circulation methods within the site. The business zone will be serviced by an appropriate access road to facilitate and complement future options for this zone.

State Highway 73 along the frontage of the application site has a speed limit of 100 km/h. There are no proposed connections to the Highways network, therefore the proposal is considered consistent with Policy B2.1.4 (a) and (b).

Policy B2.1.5

Ensure the development of new roads is:

- integrated with existing and future transport networks and land uses; and
- is designed and located to maximise permeability and accessibility;

through achieving a high level of connectivity within and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy.

One new road is proposed to link the existing Creyke Road through to anticipated future roads to the west of the site associated with the Living 2A Deferred, Area 3 in Appendix 25 of the Selwyn District Plan. This provides for a co-ordinated and integrated roading network for the site, and the surrounding existing and anticipated road network, flowing back into Darfield's Town Centre. A new cul-de-sac will provide access to the business area. This will contribute to efficient transport outcomes in practice. The proposal is therefore consistent with Policy B2.1.5.

Policy B2.1.6(a)

Require activities to have adequate on-site carparking and loading facilities to minimise potential adverse effects from roadside parking and to require adequate on-site manoeuvring area to avoid the need for reversing onto or off roads particularly State Highways and Arterial Roads...

The proposal provides for allotment sizes that can accommodate necessary parking and loading facilities. The layout of the ODP means that no activity has direct access to the highway.

Policy B2.1.7

Provide for pedestrian safety, security, circulation and access within parking areas by considering the interaction of vehicle access and manoeuvring, circulation, loading and parking, with likely pedestrian routes onto the site, including for users of public transport, and between car and cycle parks, and building entrances.

Pedestrian and cycle routes have been identified and provided for throughout the ODP area.

Policy B2.1.9

Ensure buildings are set back a sufficient distance from road boundaries to maintain good visibility for all road users including motorists, cyclists and pedestrians, and to allow safe access and egress and to mitigate reverse sensitivity effects on land adjoining the State Highway.

Building setback has been included in the overall ODP for the site and proposed rule changes. Additionally, low planting is proposed close to the intersection of Creyke Road and SH 73 to provide for improved visibility.

Policy B2.1.10

Ensure vehicle crossings, intersections, pathways, roadside signs and noticeboards are designed and positioned to ensure good visibility for all road users, and to allow safe passage, access and egress.

All the proposed lots will have access on to a legal road, with vehicle crossings being constructed to meet District Plan requirements. The intersections will be designed to ensure there is clear visibility, and the plans change makes provision for the Creyke Road/SH73 intersection to be upgraded and improved.

Policy B2.1.12

Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.

The proposal will result in an increase in the number of vehicles using Creyke Road and the intersection between Creyke Road and SH73. The attached Traffic Assessment identifies that there is sufficient capacity within the existing network to accommodate increased traffic. Furthermore the traffic assessment recommends upgrades to Creyke Road which are embedded into the ODP.

Policy B2.1.13

Minimise the effects of increasing transport demand associated with areas identified for urban growth by promoting efficient and consolidated land use patterns that will reduce the demand for transport.

Application site is identified as a future urban expansion area with Creyke Road forming an urban containment boundary for the township of Darfield to the east.

Policy B2.1.14

Encourage people to walk or cycle within and between townships by providing a choice of routes for active transport modes and ensuring there is supporting infrastructure such as parking for cycles, at destinations.

Policy B2.1.15

Require pedestrian and cycle links in new and redeveloped residential or business areas, where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities.

There are multiple cycle and pedestrian accessways and links to facilitate the anticipated volume of walking and cycling in the area. Connections have been made through to the business area to ensure people can live and work in this area. Therefore, the proposal is considered to be consistent with Policy B2.1.15.

Policy B2.1.23

Where a township is already largely developed on both sides of a State Highway or railway line:

- *Discourage new residential or business development from extending the township further along the State Highway or railway line if there are alternative, suitable sites; or, if not,*
- *Restrict new residential or business areas to extending further along one side of the State Highway or railway line only.*

Proposed plan change area will not extend the Darfield township beyond that which is already identified an anticipated by Selwyn District planning policy and documents. Creyke Road provides a logical urban containment zone for Darfield and this proposal enables this mechanism. Therefore, the proposal is consistent with Policy B2.1.23.

Utilities

Objective B2.2.3

The provision of utilities where any adverse effects on the receiving environment and on people's health, safety and wellbeing is managed having regard to the scale, appearance, location and operational requirements of the facilities.

Policy B2.2.1

Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential or business development.

This plan change application includes confirmation from electricity and telecommunications providers that future connections for both residential and commercial use can be provided.

Policy B2.2.2

Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment.

The provision of utilities will be confirmed at the time of any future subdivision.

Policy B2.2.4

Ensure provision is made for the ongoing maintenance and repair of utilities which do not vest in the Council, and that the users of these utilities are informed of any responsibility they have for ongoing maintenance or repair.

It is anticipated that all utilities will vest in council as part of future subdivision and use of the site.

Objective B2.3.1

Residents have access to adequate community facilities.

Objective B2.3.2

Community facilities do not adversely affect residential amenity values or other parts of the environment.

Policy B2.3.1

Encourage co-ordination between the provision of community facilities, and new residential and business development.

The proposal includes suitable access networks to ensure residents are able to access existing community facilities in Darfield, which includes the recently upgraded community service-centre and library. Development of this size, on the outer edge of the urban area do not warrant providing additional community facilities. However, the business zoning does not prohibit community facilities from being developed in the future. The proposal is consistent with Objective B2.3.1 and B2.3.2, and Policy B2.3.1.

Objective B2.4.2

Adverse effects on the environment from the collection, treatment, storage or disposal of waste are reduced.

Policy B2.4.4

Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.

The proposal adjoins Darfield, which has a regular solid waste collections and disposal service available. It is very likely that future residents (once developed) will be serviced by this system and therefore the proposal is consistent with Objective B2.4.2 and Policy B2.4.4.

Policy B2.4.7

Regard any land used to treat or dispose of solid waste or to spread effluent as a potentially contaminated site, until it is tested.

The application site is identified on the Listed Land Use Register as having an area of HAIL contamination on it. A Preliminary Site Investigation has been undertaken and concluded that a former poisoned possum pit, and other potential waste material disposed to a former quarry pit exist over a small area on the western side of the site. The PSI recommends a Remediation Action Plan for the possum pit and that a detailed site investigation for the area affected by the disposal of material in the historical quarry pit at the western end of the site. The report notes the rest of the subject site has been used for general pastoral or residential use for all of its known history. This use is not considered to pose a risk to human health or the environment. No further investigation is required for the majority of the site. The report concludes the NESCS does apply to the identified risk areas of the site and resource consent is required for activities listed in the NESCS.

The proposal is not inconsistent with Policy B2.4.7 as testing has occurred on site.

B3 People health and safety

Natural Hazards

Objective B3.1.1

Ensure activities do not lead to or intensify the effects of natural hazards.

Objective B3.1.2

Ensure potential loss of life or damage to property from natural hazards is mitigated

Objective B3.1.3

Ensure methods to mitigate natural hazards do not create or exacerbate adverse effects on other people or the environment

Policy B3.1.2

Avoid allowing new residential or business development in areas known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.

Policy B3.1.7

Ensure any residential or business development does not adversely affect the efficiency of the District's land drainage system or the risk of flooding from waterbodies.

The proposal site does not contain any identified natural hazards, nor does it contain any of the District's land drainage system. The site is not located in an area at risk from flooding from any waterbodies.

A geotechnical report indicating the impact of earthquakes on this site has been included as part of this application. It is considered that there is a very low risk of natural hazards occurring on this site, or that the development of the site might exacerbate adverse effects from natural hazards on other people or the environment. Therefore, it is considered that the proposal is consistent with Objectives B3.1.1, B3.1.2 and B3.1.3 and Policies B3.1.2 and B3.1.7.

Quality of the Environment

Objective B3.4.1

The District's townships are pleasant places to live and work in.

Objective B3.4.2

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

The proposal includes 35 residential sections along the southern portion of the site. These are of sufficient size to ensure that the character and amenity of Darfield is maintained. Provisions for open style fencing along the eastern boundary on Creyke Road will ensure the appearance along this road length is consistent with land to the south. The proposal also includes detailed landscaping requirements to ensure that future development provides amenity value to the township. This will ensure that the township is a pleasant place to work and live. It is considered that the proposal is consistent with Objectives B3.4.1 and B3.4.2.

Objective B3.4.3

"Reverse sensitivity" effects between activities are avoided.

The proposal includes a business zone which will be positioned within the separation distance created by the intensive livestock production activity. As such there will be no residential activities in this area. When combined with amenity planting and the likelihood that future residents will be understanding of the nature of rural activities, it is considered that it is unlikely to be any reverse sensitivity issues. Therefore the proposal is consistent with Objective B3.4.3.

Objective B3.4.4

Growth of existing townships has a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.

Objective B3.4.5

Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.

Policy B3.4.2

To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.

Policy B3.4.3

To provide Living zones which:

- *are pleasant places to live in and provide for the health and safety of people and their communities;*
- *are less busy and more spacious than residential areas in metropolitan centres;*
- *have safe and easy access for residents to associated services and facilities;*
- *provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;*
- *ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and*
- *ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles:*
 - *access and connections to surrounding residential areas and community facilities and neighbourhood centres are provided for through a range of transport modes;*
 - *block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;*
 - *streets are aligned to take advantage of views and landscape elements;*
 - *section proportions are designed to allow for private open space and sunlight admission;*
 - *a subdivision layout that minimises the number of rear lots;*
 - *layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;*
 - *a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;*
 - *a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;*
 - *any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.*

The proposal seeks to provide low density residential sections as well as business zone across 30 hectares to provide for lifestyle choices and needs of the community. The Living 1 zone provides spacious, open sections to enable for residential activities with larger than standard section sizes for the Living 1 zone consistent with the mix of adjoining living zones to the south. The area will be less busy than metropolitan areas and will provide a pleasant place to live set back from business activities to the north.

Policy B3.4.6

- (a) *To provide Business 2 and 2B Zones with few requirements for aesthetic or amenity values, but which have sufficient provisions: to safeguard people's health and well-being and to avoid pollution of natural resources or potential 'reverse sensitivity' effects.*
- (b) *To provide a Business 2A Zone which can cater for business activities requiring large footprint buildings and/or sites but which have sufficient provisions to safeguard people's health and well-being and avoid pollution of natural resources or potential 'reverse sensitivity' effects.*

The proposal seeks to create a business 2 zone that will be surrounded by landscaping buffer strip on the north, south, east and west boundaries to distinguish the area from the residential zone. A 10 m building setback is also proposed to ensure that activities do not create reverse sensitivity effects with surrounding residential activities. Peoples health and wellbeing will be ensured through these measures and the measures embedded in the District and Regional Plans around odour, dust and discharges.

Landscaping and Amenity Planting

Policy B3.4.32

Encourage sites in Business 2, 2A and 2B Zones and the Business 3 Zones which adjoin a road to have the road frontage of the site landscaped or screened.

Landscaping around the external boundary of the business zone will be required at the time of development, ensuring that road frontages are landscaped.

Reverse Sensitivity Effects

Policy B3.4.36

Encourage Business 2, 2A and 2B Zones to be consolidated in one area, in each township.

The proposed Business 2 Area for the application site is located opposite an existing Business 2 Zone, providing a consolidated area, although separated by a highway and a railway line. Therefore, the proposal is consistent with this policy.

Policy B3.4.38

Where Living zones and Business 2 Zones adjoin, ensure any new activity occurring along the boundary in either zone, includes measures to mitigate any potential 'reverse sensitivity' effects on existing activities.

The proposal includes an amenity landscaping strip around the periphery of the business zone to mitigate any adverse effects. The road network and building setbacks within the business zone will provide around 40 m of physical separation between the proposed business zone and the proposed residential properties.

Policy B3.4.39

Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.

The intensive livestock production zone has been recognised as an activity that requires a separation distance. As such it is proposed to accommodate a business zone along the state highway boundary which will act as a buffer to the residential zone beyond and establish a transition area between the respective activities.

Growth of Townships

Residential Density

Objective B4.1.1

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

The provision of a Living 1 zone with a minimum average of 1,950 m² will ensure that the overall spacious character of the surrounding environment to the west and south and greater township is maintained. The proposal is consistent with Objective B4.1.1.

Objective B4.1.2

New residential areas are pleasant places to live and add to the character and amenity values of townships.

Policy B4.1.10

Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.

The Outline Development Plan created for the application site includes open amenity areas throughout the site for both residential uses and the commercial areas.

Policy B4.1.11

Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

- Retaining existing trees, bush, or other natural features on sites; and
- Landscaping public places.

As the application site has been used for agricultural purposes and does not have any area of extensive vegetation that could be retained, nor does it have any natural features. Landscaping is proposed in public places as shown on the Outline Development Plan.

Subdivision of Land

Policy B4.2.10

Ensure that new residential blocks are small in scale, easily navigable and convenient to public transport services and community infrastructure such as schools, shops, sports fields and medical facilities, particularly for pedestrians and cyclists.

The proposal site is of a scale that it is easily navigable by residents. Links to existing and proposed pedestrian and cycleways will be made available in permeable materials for alternative modes of transport. It is noted the site is adjacent to a railway line, should commuter transport ever be advanced to the township, Christchurch or the wider Selwyn District. The proposal is consistent with Policy B4.2.10.

Residential and Business Development

Objective B4.3.1

The expansion of townships does not adversely affect:

- *Natural or physical resources;*
- *Other activities;*
- *Amenity values of the township or the rural area; or*
- *Sites with special ecological, cultural, heritage or landscape values.*

Objective B4.3.2

For townships outside the Greater Christchurch area, new residential or business development adjoins existing townships at compatible urban densities or at a low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan.

The proposal site is located outside the greater Christchurch area, and adjoins both the Living 1 and Living 2A zone on the southern boundary. Residential densities are proposed within the application site at a rate that enables a compact township shape and does not adversely affect the amenity values of the township or rural area. Other activities to the north of the application site have specifically been considered when developing the ODP including the State Highway and commercial activity north of the application site.

Darfield Specific Growth Policies

Policy B4.3.25

Discourage individual property access from new Living or Business zones to State Highway 73 or State Highway 77 (Bangor Road) and manage the number and location of any new subdivisional road on to these routes.

The proposal site is adjacent to State Highway 73, however there are no direct access points to the Highways Network. All access to the application site will be via Creyke Road. The proposal is consistent with Policy B4.3.25.

Policy B4.3.27

Ensure any land rezoned for new residential or business development does not create or exacerbate 'reverse sensitivity' issues in respect of activities in the existing Business 2 Zones or the Midland Railway.

The proposal includes a business zone positioned to create a separation between existing activities to the north that may generate a reverse sensitivity effect for proposed residential activities. The modified ODP is in response to the potential effects generated by these lawfully established activities. Additional landscaping required around the business zone will provide a greater sense of separation and will reduce potential reverse sensitivity effects with the rural land to the east. Therefore, the proposal is consistent with Policy B4.3.27.