

SUMMARY OF RECOMMENDED TEXT CHANGES TO VARIATION 29

Recommended text changes are underlined, strikeout and bolded. The bracketed number denotes the submission(s) the change is associated with.

Amendments to the Rural Volume of the Proposed District Plan

Rule, Part 3, Rule IX – Activities Rule, Scale of Activities - Rule 1.5– Permitted Activities (page 316), as follows:

Scale of Activities

1.5 Any activity which is not a rural activity or a residential activity if the following conditions are met:

1.5.1 The maximum ~~gross floor~~ area of any site covered by ^(136.6, 137.6, 138.6, 354.1) building(s), loading, storage and waste areas used for any other activity on the site shall be 100m².

1.5.2 No more than 2 full-time equivalent persons are employed in undertaking any other activity on the site.

Note: *Note: Rule 1.5 does not apply to any temporary activity, **Rural Based Industrial activity or any Other Industrial Activity (where Rule 1.24 and 3.1.1 apply), or Utilities (where rules in Part 3, Rule V – Utilities apply)**.* ^(352.1, 354.1)

Part 3, Rule IX – Activities Rule, Scale of Activities - Rule 6.1 – Other Activities (page 316)

Scale of Activities

6.1 Any activity which does not comply with Rules 1.5.1 or 1.5.2 shall be a *discretionary activity*.

Reasons for Rules, Part 3, Rule IX – Activities (page 339-341A)

Reasons for Rules

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Rules 1.2 and 3 lists activities which are non-complying activities, whether they comply with the rules for permitted activities or not. The effects associated with other types of industrial activities (i.e. those that are not defined as “rural-based” industrial activities) are considered to be generally inappropriate in all parts of the Rural Zone, except for industrial activities involving the use or extraction of natural resources in the Port Hills, Malvern Hills and High Country **and those activities operating as a home based occupation given their size and operational constraints** ^(134.2, 136.8, 137.8, 138.8, 140.10). While there is a degree of acceptance for rural-based industrial activities within parts of the rural area, other types of industry may result in significant

adverse visual effects, increased traffic generation and noise, and a reduction in rural outlook and openness. As such, it is appropriate that these types of industrial activities are directed to locate within Business 2 Zones, unless significant adverse effects can be avoided.

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Rules 1.5 and 6 that the effects of **non rural and non residential**^(354.2) activities in the rural area, **including business and community activities but excluding rural based industrial activities and other industrial activities(which are covered under Rules 1.24 and 3.1.1 respectively)**.^(354.2) The rules allow for small-scale **business and community activities**^(354.2) to establish as a permitted activity in the Rural Zone, however resource consent will be required (as a discretionary activity) where the scale exceeds the permitted standards. The Plan recognises that the rural area accommodates a variety of activities, however, the scale, nature and intensity of some business **and community**^(354.2) activities may not maintain rural character or the quality of the environment. Activities that do not comply with the permitted activity rules may still be able to establish in the rural areas, if any significant adverse effects on the amenity and character of the receiving environment can be adequately avoided, **remedied or mitigated**.^(353.3)

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Part 3, Definitions, Rural Activity,

Rural Activity: Rural Activity: means the use of land or building(s) for the purpose of growing or rearing of crops or livestock, including forestry, viticulture, ~~and~~ horticulture **and intensive livestock production**^(140.3, 353.2) and may include a dwelling.